



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN INTERESTING STONE BUILT PROPERTY SITUATED IN
A POPULAR RESIDENTIAL LOCATION WITH SUPERB
LONG DISTANCE VIEWS ACROSS THE VALLEY**



**LODGE END
8 ODDFELLOWS HOUSES
CONONLEY**

Constructed in coursed Yorkshire stone, this **interesting 2 bedroomed property** has **recently been upgraded** and boasts **lovely elevated views across the Aire Valley**.

The popular village of Cononley has **2 public houses**, a **well-maintained park**, **various walking routes** and a **much sought after primary school**, also being well connected via a **train station** to the larger business centres of Skipton, Leeds and Bradford.

RENT: £800 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



TO THE GROUND FLOOR

Part glazed composite door to:

SITTING ROOM: 19'6" x 14'4" a lovely through room with windows to the front & rear, fitted shelves, useful deep storage area and enclosed staircase to the first floor.



KITCHEN: 10'0" x 9'0" (avg) with range of wall & base units, laminate worktops, stainless steel sink unit, oven & 4 ring electric hob with concealed extractor hood over, undercounter fridge and freezer, part tiled walls, modern vertical radiator, integrated microwave, vinyl flooring and composite door to the rear garden.



TO THE FIRST FLOOR

LANDING:

BEDROOM 1: 16'2" x 11'6" a very generous double bedroom with fitted cupboards & storage space over the stairs and lovely elevated views across the valley.

BEDROOM 2: 9'9" x 8'0".

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



SHOWER ROOM: 8'10" x 6'7" (avg) comprising large upgraded shower enclosure with glass screen, low suite w.c, wash hand basin, part tiled walls, exposed beam, towel radiator, extractor fan and utility area including washer dryer with worktop over and cupboard housing the combination boiler.



TO THE OUTSIDE

There is a yard on the south side to the rear which includes a useful timber shed. There is also a raised sitting out area backing onto a wilderness.



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SERVICES: Mains gas, water, drainage and electricity are connected to the property.

COUNCIL TAX BAND: Band A.

POST CODE: BD20 8LB

VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

RENT: £800 per month

DEPOSIT: £920

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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