

# HUNTERS®

HERE TO GET *you* THERE

**Aireside Avenue, Cononley**

**Price £270,000**

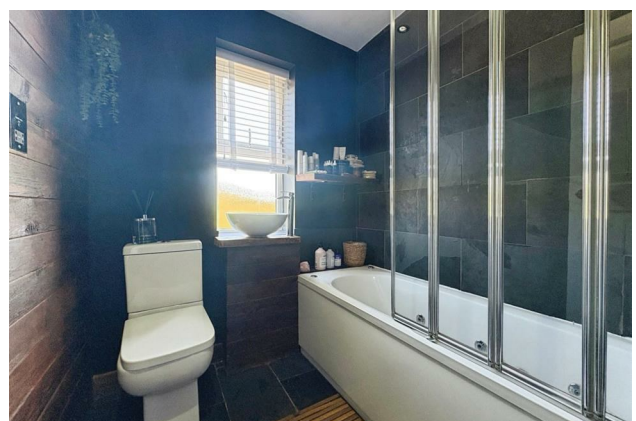
**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

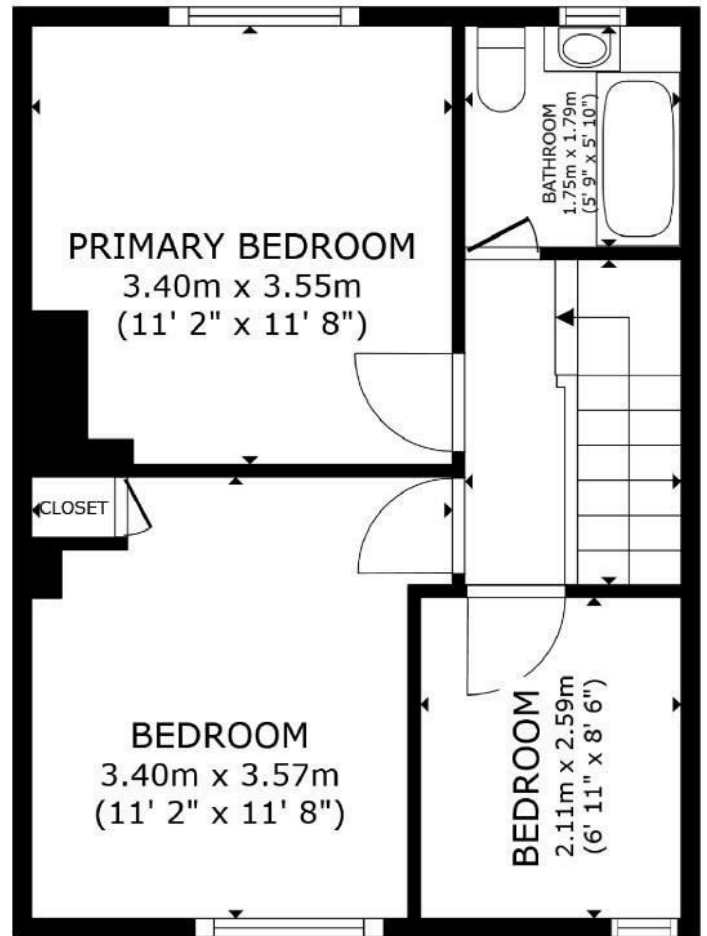
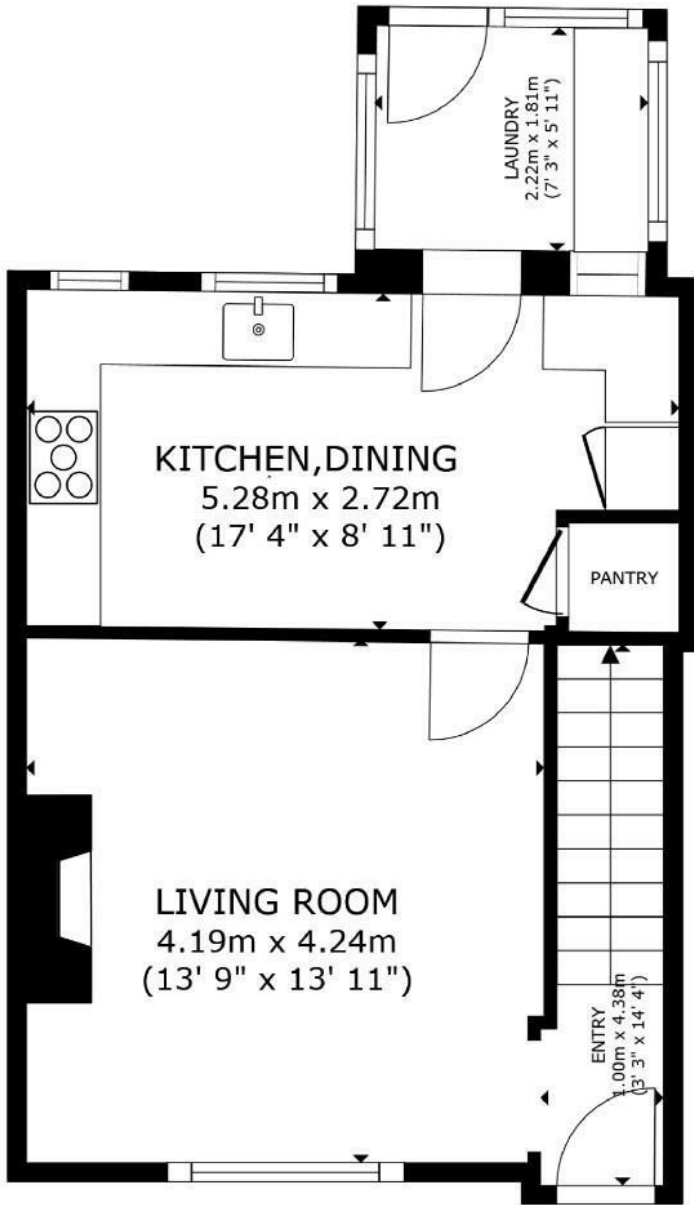
HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Procter & Co | Sales • Lettings • Management

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This delightful mid-terrace house offers a perfect blend of modern living and picturesque countryside views, ideal for families and professionals alike, boasting a peaceful location on the edge of this highly sought-after Aire Valley commuter village. Close to the train station, pubs and village store.

As you enter through the utility-porch, you are welcomed into a dining-kitchen featuring shaker-style fitted units finished in duck-egg-blue, with oak worktops, and a range cooker, perfect for family meals and entertaining. The cosy living room with exposed timber floor boards and a cast iron gas stove with oak surround, provides a warm and inviting atmosphere and enjoys fine views.

The three well-planned bedrooms include one that is perfectly suited for use as a study or home office, catering to the needs of today's lifestyle. The modern bathroom features a spa-bath with shower over, and finished in a boutique-style.

One of the standout features of this home is the stunning open panoramic views that can be enjoyed from every room, overlooking the surrounding fields and hills. The delightful front garden faces south-west, allowing for an abundance of afternoon sun, while the tidy stone-flagged driveway at the rear provides private parking for two vehicles.

Cononley is a vibrant village with a strong sense of community, offering a range of local amenities including a well-respected primary school, village hall, two public houses, and a railway station with regular services to Leeds, Bradford, and Skipton. The beautiful open countryside surrounding the village is perfect for outdoor enthusiasts, while the active community hosts various events throughout the year, such as an annual gala and a scarecrow festival.

This attractively improved family home is strongly recommended for inspection, as it truly has much to commend it. With its ideal location, modern comforts, and stunning views, it presents an exceptional opportunity for those seeking a serene yet connected lifestyle.

This delightful mid-terrace house offers a perfect blend of modern living and picturesque countryside views, ideal for families and professionals alike, boasting a peaceful location on the edge of this highly sought-after Aire Valley commuter village. Close to the train station, pubs and village store.

### **On-Line-Bullet-Points**

- Fantastic views front & back • 5 minute walk to the train station • Dining-kitchen • Cosy living room with GAS stove and views • Utility / porch extension • Enclosed sunny garden • Private driveway parking • Walks from the doorstep • Close to village amenities, pubs, school & shop • Viewing strongly recommended