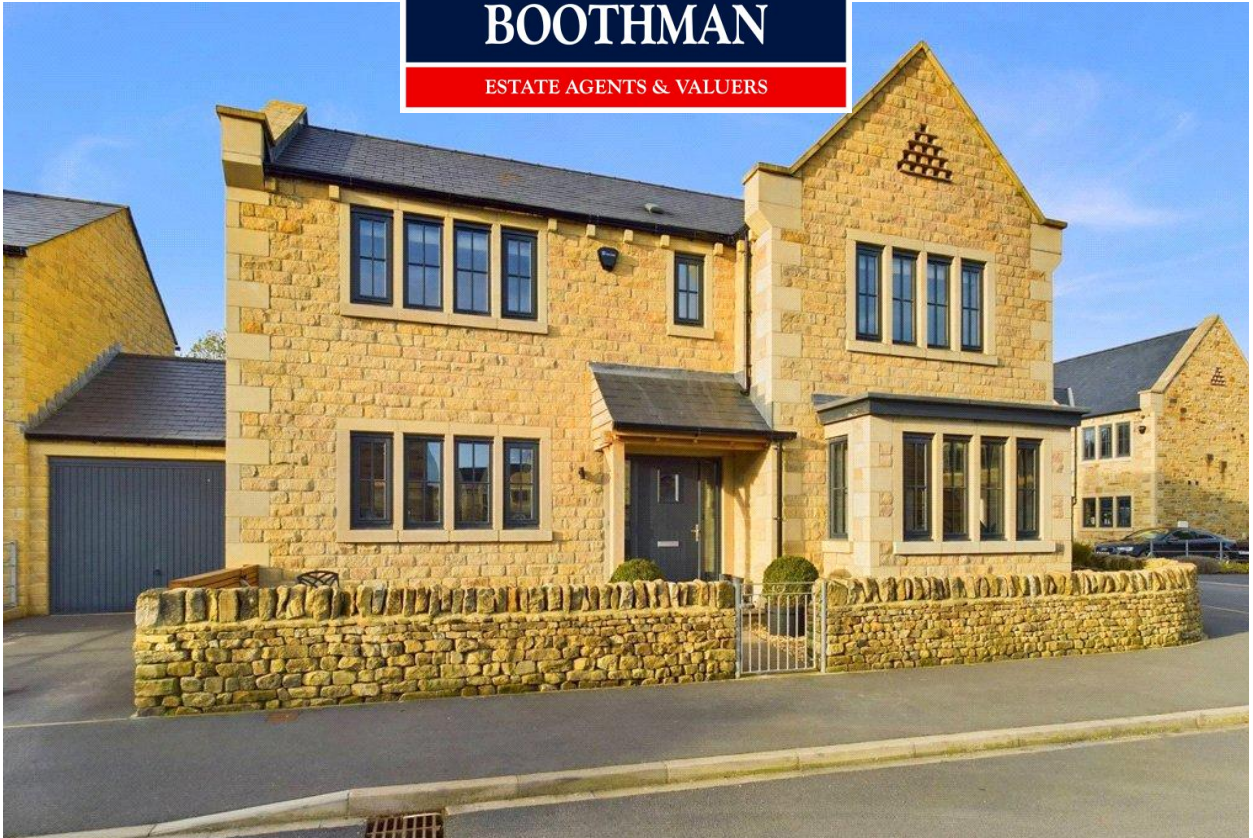


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



26 Haw Croft, Cononley BD20 8FB
Asking Price: £599,950



+ 4



+ 2



- NO FORWARD CHAIN
- Four Bed Link Detached
- Superbly Appointed Dining Kitchen
- Landscaped Rear Garden
- Private Driveway

This magnificent, recently constructed stone built double fronted link detached home provides spacious four-bedroom en-suite accommodation appointed to a luxury standard throughout and forms part of this extremely successful cul-de-sac development, completed by the talented international Architect and Developer 'Candelisa'.



The property is situated in the increasingly fashionable commuter village of Cononley which offers all the benefits of a traditional semi-rural community whilst being directly on the train route to Leeds and Bradford and with the nearby town of Skipton and its wide range of shops and other amenities, also being only a short eight minute rail journey away.

Including the remainder of a ten year New Homes Warranty, this spacious and individually designed modern home is beautifully presented in immaculate 'Show Home' condition throughout and is equipped with stylish and contemporary fixtures and fittings together with a range of sophisticated upgrades and enhancements including bespoke built in furniture and wardrobes.

The property benefits from a range of impressive stone external architectural design features, complemented by sealed unit double glazed windows set within contrasting dark grey multi-paned frames whilst internally the accommodation features a fabulous living/dining kitchen area with central island/breakfast bar together a comprehensive range of integrated appliances. The ground floor also includes a fully fitted utility room, a bay fronted living room with wood burning stove and bi-folding doors, a central reception hallway with ground floor WC/Cloakroom adjoining whilst to the first floor a landing leads to a master bedroom with en-suite shower room, three further good sized bedrooms and a luxurious four piece house bathroom. Externally a private driveway leads to a garage with cloaks area. The property is surrounded by easy to maintain gardens with the landscaped rear garden providing a very appealing feature including stone fire pit and outdoor kitchen. The property is equipped with a security alarm system together with a highly efficient mains gas central heating system incorporating luxurious 'zoned' underfloor heating to the ground floor.

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The popular and highly sought after village of Cononley offers a good range of local amenities including a well-respected primary school and nursery, a village hall, two public houses and a railway station. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance by car.

This traditional Yorkshire village is surrounded by beautiful open countryside and farmland and enjoys a very active village community, having a regular programme of local events including an annual gala, scarecrow festival, beer festival and duck race.

The nearby market town of Skipton is known as the 'Gateway to the Dales' and offers extensive shopping and recreational facilities together with excellent secondary schooling.

Strongly recommended for inspection the accommodation comprises in further detail:

GROUND FLOOR

CENTRAL RECEPTION HALLWAY

With wide composite sealed unit double glazed front entrance door incorporating matching sealed unit double glazed surround. Oak flooring incorporating wet underfloor heating. Staircase leading off to the first floor. Oak internal doors.

GROUND FLOOR WC/CLOAKS ROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern together with a hand wash basin set on a vanity cupboard. Light grey limestone effect wall and floor tiling. Underfloor heating. Recessed ceiling spotlights.

LIVING ROOM

18' x 13'01" (Plus Bay Window) with cast iron wood burning stove set within a recessed stone opening incorporating stone hearth and oak mantel. Range of quality fitted furniture including bookshelves, window seats and base storage cupboards. Dual aspect UPVC sealed unit double glazed windows to the front and side. Bi-folding doors leading to the garden. Underfloor heating.

DINING KITCHEN

18'3" x 13'2" Superbly appointed with an excellent range of contemporary two-tone fitted wall and base units incorporating complementary quartz worktop surfaces together with matching central island/breakfast bar. Recessed sink with drainer grooves into worktop surface. Built-in Neff electric oven/grill. Neff four ring induction hob with concealed extractor over. Integrated dishwasher. Integrated fridge/freezer. Recessed ceiling spotlights. Oak flooring equipped with underfloor heating. UPVC sealed unit double glazing. UPVC sealed unit double glazed bi-fold doors to the rear garden. Door leading to:

UTILITY ROOM

7' x 5'6" Superbly appointed with a range of fitted wall and base units to match the kitchen. Complementary worktop surfaces. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Space for a dryer. Oak flooring equipped with underfloor heating. Recessed ceiling spotlights. Deep built-in store cupboard. UPVC sealed unit double glazing.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Loft hatch. Oak internal doors leading to all rooms.

MASTER BEDROOM

13' x 12'11" (both maximum) with UPVC sealed unit double. Central heating radiator. Range of quality built in wardrobes. Door leading to:

LUXURIOUS EN-SUITE SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern, hand wash basin set on a vanity cupboard and a wide walk-in shower with chrome dual/drench head mixer shower. Light grey limestone effect wall and floor tiled. Chrome towel radiator. Recessed ceiling spotlights. Extractor fan. UPVC sealed unit double glazing.

BEDROOM TWO

13'2" x 10'6" with UPVC sealed unit double glazed windows to two sides providing a dual aspect. Central heating radiator. Range of quality built in wardrobes.

BEDROOM THREE

9'04" x 7'06" with UPVC sealed unit double glazed window. Central heating radiator.

BEDROOM FOUR/ DRESSING ROOM

12'09" x 8'05" With UPVC sealed unit double glazing. Wide range of quality fitted wardrobes and dressing table including display shelves. Central heating radiator.

HOUSE BATHROOM

Superbly appointed with a contemporary white four-piece suite comprising low suite WC with concealed cistern, floating hand wash basin set on a vanity cupboard, a fitted bath and a separate shower enclosure housing a chrome dual/drench head mixer shower. Recessed ceiling spotlights. Light grey limestone effect wall and floor tiling. Chrome towel radiator. Extractor fan.

OUTSIDE

There is a Private Tarmac Driveway that leads to the:

GARAGE

19'11 x 9'07" With up/over door. Light and power. Loft storage. Pedestrian entrance door. Bespoke built in cloaks furniture.

There are attractive, level easy to manage gardens extending to the front side including pebbled beds together with low stone boundary walling and paved pathway.

The enclosed landscaped rear garden provides a very attractive feature, including stone flagged patio area, raised flower beds, stone-built seating area surrounding a fire pit and an outdoor kitchen including hot/cold water.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: E

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

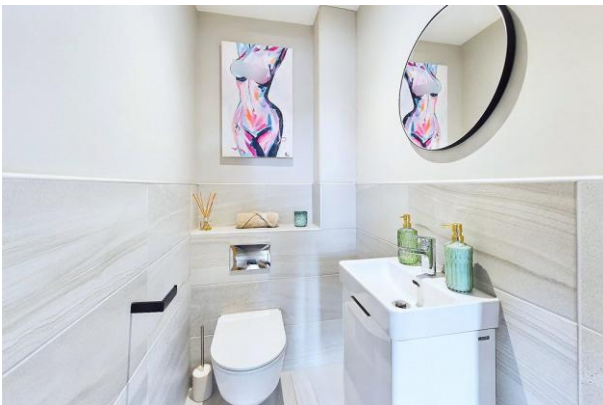
Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

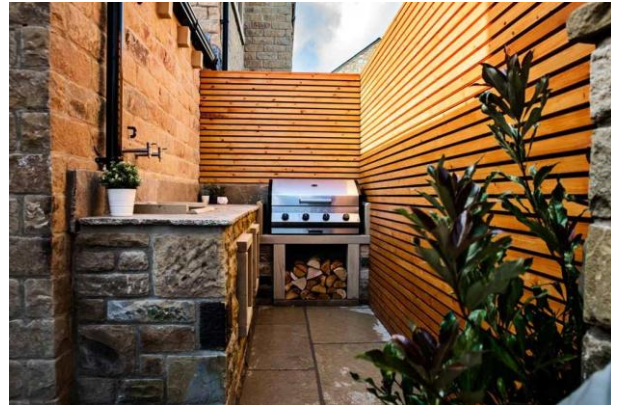
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT120825

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.









Floor 0



Floor 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 26, Haw Croft Cononley KEIGHLEY BD20 8FB | Energy rating B | Valid until: 27 August 2030 |
| | | Certificate number: 2388-8020-7358-7510-8270 |

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 138 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | 92 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.