

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



13 Meadow Close, Cononley BD20 8LZ
Asking Price: £375,000



+ 3



+ 1



- NO ONWARD CHAIN
- RENOVATION PROJECT
- THREE GOOD SIZED BEDROOMS
- QUIET VILLAGE LOCATION WITHIN CONONLEY
- PRIVATE PARKING AND GARAGING
- SUPERB OPEN COUNTRYSIDE VIEWS
- IDEAL FOR A FAMILY HOME



Offering a superb opportunity to purchase this detached family home which is now in need of cosmetic modernisation whilst also offering lots of potential to extend. The three bedroom is conveniently situated in the centre of this sought after village close to all nearby amenities whilst including the great advantage of a large rear garden, stunning open countryside views, off-street parking and garaging.

Fitted with gas fired central heating and UPVC sealed unit double glazing, the property comprises briefly:

An entrance hallway, a good sized sitting room with a feature fireplace, a separate dining room (with the potential to knock through into the kitchen), a kitchen which is fitted with wall and base units, a ground floor w/c and a utility room. To the first floor there are three good sized bedrooms, a w/c and the well-appointed house bathroom.

Externally to the front of the property there is a private tarmac driveway which leads to the single garage. There is also a lawned front garden with a shrub border. To the rear there is a large lawned garden with shrub borders, a stone paved patio and a drystone wall boundary.

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 offering regular daily services to Leeds, Bradford and Skipton. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance by car.



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



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. Further secondary schooling is available in the nearby village of Cross Hills via the well regarded South Craven Secondary School.

Certainly representing a unique opportunity to buy a detached family home in Cononley, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Sealed unit UPVC front entrance door and a matching double glazed window. Double central heating radiator. Open staircase to the first floor.

SITTING ROOM

15'4" x 12'10" with a bay window with sealed unit UPVC double glazed windows. Double central heating radiator. Feature fireplace with a marble hearth and inset, oak surround and a wall mounted gas fire.

DINING ROOM

12'5" x 9'6" with a sealed unit UPVC double glazed window with views over the surrounding countryside. Double central heating radiator.

KITCHEN

12'5" x 8'11" with fitted wall and base units with contrasting marble effect worktops and tiled surrounds. Central heating radiator. Sealed unit UPVC double glazed window. Recess for freestanding oven/hob. Useful pantry cupboard. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap.

UTILITY ROOM

11'8" x 8'3" with fitted wall and base units. Plumbing for a washing machine. Sealed unit UPVC double glazed windows and a matching rear entrance door.

W/C

Low suite w/c. Extractor fan.

FIRST FLOOR

LANDING

Sealed unit UPVC double glazed window. Loft access. Storage cupboard housing the hot water tank.

MASTER BEDROOM

15'5" x 12'3" with a double central heating radiator. Sealed unit UPVC double glazed window with superb long distance views.

DOUBLE BEDROOM

12'6" x 10'8" with a double central heating radiator. Sealed unit UPVC double glazed window with open countryside views to the rear of the house.

BEDROOM

8'2" x 7'9" with a central heating radiator. Sealed unit UPVC double glazed window.

HOUSE BATHROOM

Oak effect flooring. Central heating radiator. Sealed unit UPVC double glazed window. Partial wall tiling. Pedestal wash basin. Recently fitted walk in shower with mermaid boarding surround and an electric shower.

OUTSIDE

To the front of the house there is a lawned garden and a further shrub area. There is a private tarmac driveway which leads to the:

SINGLE GARAGE

16' x 8'8" with an up and over door, power, lighting, hardwood sealed unit window and the wall mounted gas fired central heating boiler.

To the rear of the property there is a large garden with a lawn, stone paved patio, timber storage shed and a drystone wall boundary.

COUNCIL TAX BAND

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

TENURE

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

Tel: Skipton 799993

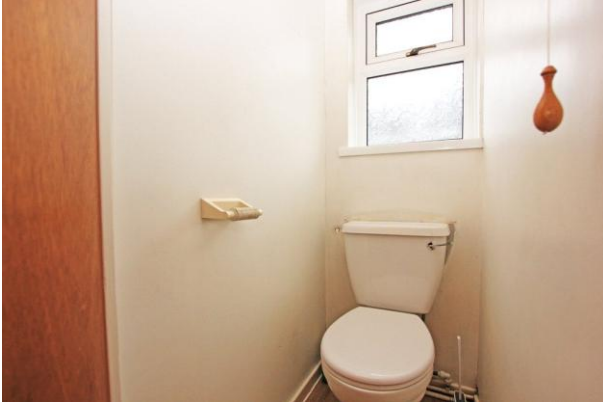
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

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

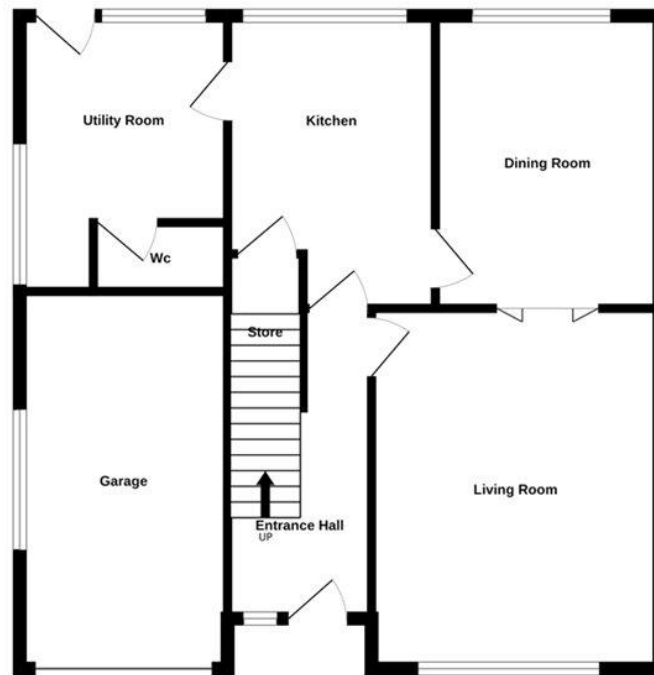
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

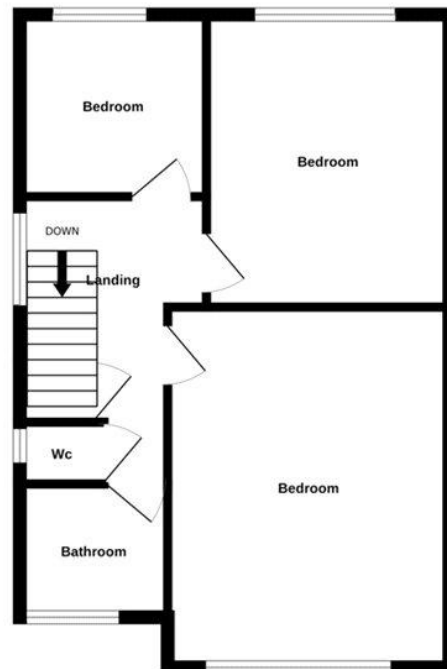




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

13 Meadow Close Cononley KEIGHLEY BD20 8LZ	Energy rating D	Valid until: 18 January 2036
		Certificate number: 0340-2881-1590-2196-6851

Property type	Detached house
Total floor area	98 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 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.