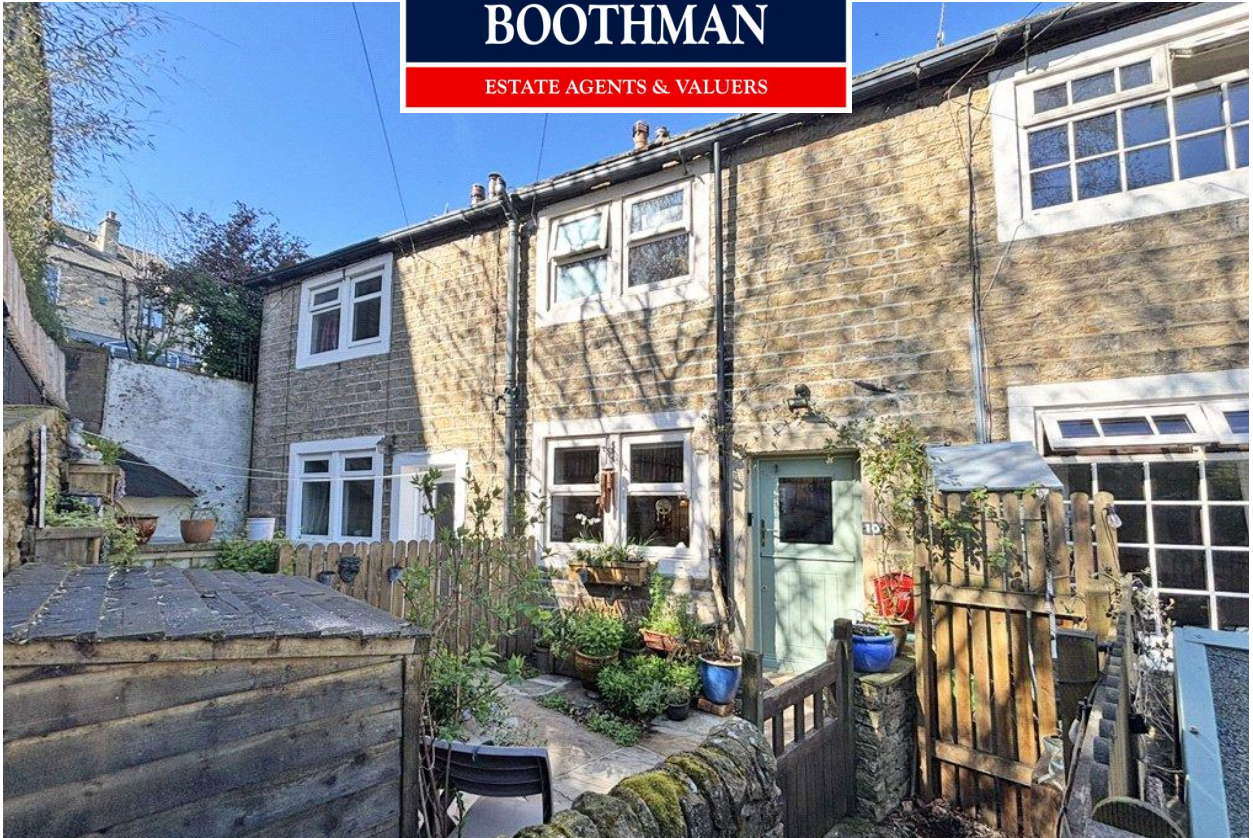


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



10 King Street, Cononley BD20 8LH  
Asking Price: £192,500



+ 2



+ 1



- Charming character cottage
- Two good sized bedrooms
- Beautifully presented throughout
- Superbly appointed kitchen
- Ideal for first time buyers
- Convenient location within Cononley

This charming and well-presented two bedroomed stone cottage provides superbly appointed accommodation pleasantly situated in Cononley village centre with all local amenities nearby.



Including gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures together with character features, this very appealing property is strongly recommended indeed for inspection, offering briefly:

A charming living room including an inglenook style fireplace with a cast iron multi-fuel stove and a fitted dining kitchen which is superbly appointed with a quality range of contemporary units including built-in appliances whilst on the first floor are two bedrooms and a stylish shower room with a quality white suite. The stone flagged front garden provides a very pleasant sitting out area.

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.



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With much to commend it and certainly providing a unique opportunity, this beautifully presented home comprises in further detail:

## GROUND FLOOR

### CHARMING LIVING ROOM

14'6" x 12' with a composite stable front entrance door including an exposed stonework arch above. Stone mullioned UPVC sealed unit double glazing with an exposed stonework arch above the windows. Window seat. Central heating radiator. Inglenook style fireplace with a stone surround, a tiled two level hearth and a cast iron multi-fuel stove. Substantial timber over-mantel. Built-in pine fronted cupboards to both side alcoves. Laminate oak flooring. Beamed ceiling.

### DINING KITCHEN

12' (including stairwell) x 11' superbly appointed with a quality range of stylish contemporary base and wall units having contrasting oak effect worktop surfaces including white tiled surrounds. Composite sink and drainer unit with a pillar tap. Plumbing for an automatic washing machine. Built-in Lamona oven with a matching four ring ceramic induction hob having an extractor hood above. Two central heating radiators. UPVC sealed unit double glazing. Exposed stonework arches above the windows. Beamed ceiling. Fitted ceiling spotlight. Staircase to the first floor with a spindled balustrade. Deep built-in store cupboard under the stairs.

## FIRST FLOOR

### LANDING

With a central heating radiator.

### BEDROOM ONE

12' x 9'6" (maximum) with stone mullioned UPVC sealed unit double glazing including an exposed stonework arch above the window. Window seat. Central heating radiator. Exposed stonework surround to an alcove. Deep built-in wardrobe and store cupboard.

### BEDROOM TWO

10'4" x 7'4" with UPVC sealed unit double glazing including an exposed stonework arch above the window. Window seat. Double central heating radiator.

### SHOWER ROOM

With a quality contemporary three piece white suite comprising a low suite WC and a hand wash basin recessed into a white gloss fronted cabinet unit having a tiled surround and a fitted mirror together with a large walk-in shower cubicle including a glass screen, a full height slate tiled surround, thermostatic hand-held and overhead drench showers. UPVC sealed unit double glazing. Exposed stonework arch above the window. Window seat. Ladder central heating radiator in carbon finish. Recessed ceiling spotlights. Built-in floor to ceiling shelved cupboards.

#### OUTSIDE

The stone flagged front garden provides a very pleasant sitting out area with a bin store, raised beds and stunning long distance views. Please note there is a right of access for the neighbouring property.

#### COUNCIL TAX BAND

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

#### 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: JT09042026

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

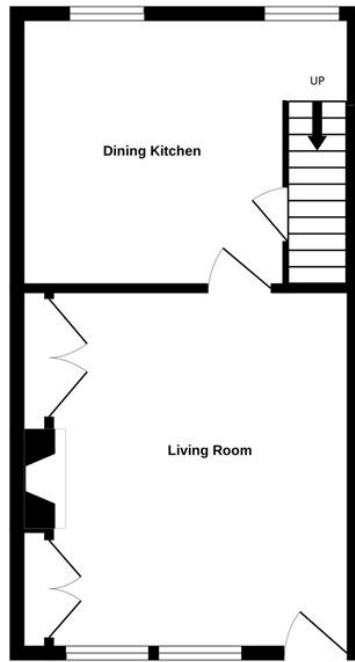
These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.

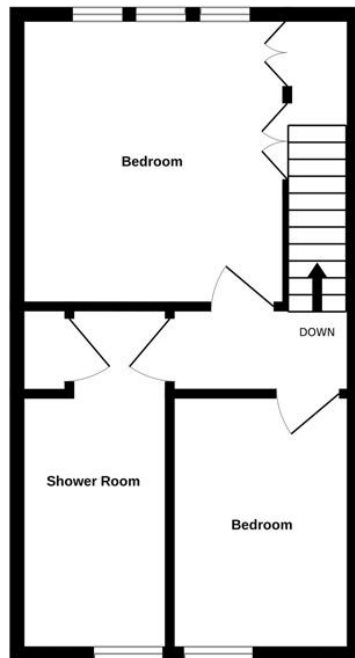




GROUND FLOOR



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)

10 King Street Cononley KEIGHLEY BD20 8LH	Energy rating <b>C</b>	Valid until: <b>9 April 2036</b>
		Certificate number: <b>4336-8024-9600-0350-1292</b>

Property type	Mid-terrace house
Total floor area	65 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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.