

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



17 Haw Croft, Cononley BD20 8FB  
Asking Price: £70,000



+ 2



+ 1



- Excellent opportunity for first time buyers
- Popular location within Cononley
- Two good sized bedrooms
- Private driveway with parking for two cars
- Large rear and side garden
- Immaculately presented

PRICE BASED ON 25% SHARED OWNERSHIP SCHEME - A rare and exciting opportunity to purchase a stylish two bedroom semi-detached home offered via a thoughtfully structured Shared Ownership Affordable Housing Scheme and forming part of this extremely successful development close to the centre of this beautiful Aire Valley village.



The scheme is administered by Jigsaw Homes and offers the option of purchasing an initial share of between 25% and 75% of the open market value whilst paying a low monthly rent for the remaining equity share. Further shares can be purchased at a later date if desired up to a maximum of 80% of the open market value. The scheme is available to those parties that meet the qualifying criteria, including first time and second time buyers with a proven need for affordable housing. A Local Occupancy criteria also applies. Further information is available below\*

The Shared Ownership model represents an ideal opportunity for those meeting the criteria to purchase a superior modern built home despite having a smaller respective deposit.

Expertly constructed by a well-respected local building firm, Haw Croft is pleasantly located close to the centre of the village only a few minutes' walk from the nearby railway station with regular direct services to Skipton, Leeds, Keighley, Bingley, Shipley and Bradford. The properties on this imaginatively designed development have been constructed in a varied palette of materials including natural stone, render and reclaimed brick and the result is a traditional country finish that offers a rural village style.

These homes are architecturally designed to maximise light and space and accommodate luxury, modern living with high specification and contemporary finishes. The ground floor benefits from a fantastic kitchen with room to dine, relax and cook, each home benefits from generous bedrooms and an enviable modern family bathroom. All this is complemented by gas central heating, smoke detectors and stylish UPVC sealed unit double glazed windows and doors. Externally, there is a lovely garden to the rear together with off-road parking to the front.



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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, a public house and also a railway station. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance by car.

Despite enjoying excellent road and rail commuter links, 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, with South Craven Secondary School having been awarded an 'Outstanding' rating in recent years.

#### TENURE

The property is subject to a leasehold agreement via Jigsaw Homes and buyers are required to pay a rent for the remaining equity share. The rent is paid monthly and is 2.75% of the unsold equity. For example based on a 25% share purchase £280,000 x 75% (unsold equity) x 2.75% (rent charge) divided by twelve months = £481.25. If a higher initial share is purchased the rent would be reduced accordingly. Please contact the selling agent should you wish to discuss any alternative equity share purchase amount. Further equity shares are available for purchase initially or at a later date subject to obtaining an independent R.I.C.S. valuation at the purchaser's expense. In any event the purchaser is responsible for 100% of any property repairs/maintenance or any other costs associated with normal home ownership (council tax, utilities etc).

#### \*SHARED OWNERSHIP ELIGIBILITY CRITERIA

The purchaser must be buying the property to live in and must meet the following criteria:

A person or household containing a person who is in housing need for a property of the type and size in question and who is unable to afford to rent or purchase dwellings of a similar kind generally available on the open market within the administrative area of the council providing that a person within the household has a LOCAL CONNECTION WITH "NORTH YORKSHIRE" AS OUTLINED BELOW.

#### LOCAL CONNECTION

A person has a local connection with an area if they:

1. Have resided within NORTH YORKSHIRE for three years out of the preceding five years or
2. Have previously resided in NORTH YORKSHIRE for a period of twenty years or if less than twenty years, half of that person's lifetime but subject to a minimum ten years residence or

3. Have immediate family (mother, father, sister or brother) that live in NORTH YORKSHIRE and have done so for a continuous period of at least five years or

4. Are in employment with a company or organisation based within NORTH YORKSHIRE and established for at least three years and such employment to be at least sixteen hours each week for a minimum of twelve months or an offer of such employment.

IF YOU DO NOT CURRENTLY HAVE A CONNECTION TO "NORTH YORKSHIRE" AS DEFINED ABOVE BUT STILL MEET THE OTHER CRITERIA, PLEASE STILL CONTACT US TO REGISTER YOUR INTEREST IN THE PROPERTY AS SHOULD AN ELIGIBLE OCCUPIER NOT BE FOUND IT MAY BE POSSIBLE TO RELAX THE REQUIREMENT.

#### COUNCIL TAX BAND

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

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.

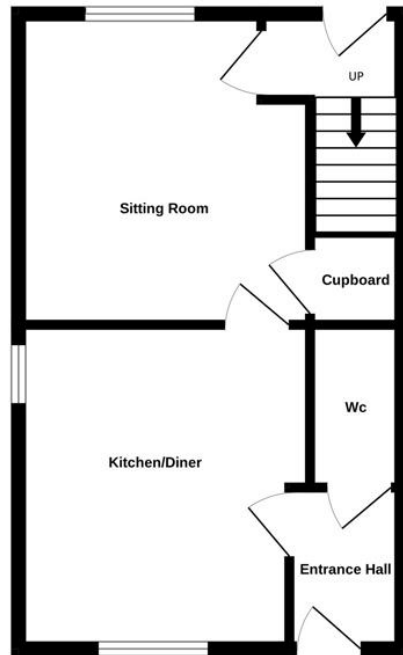
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT18042026

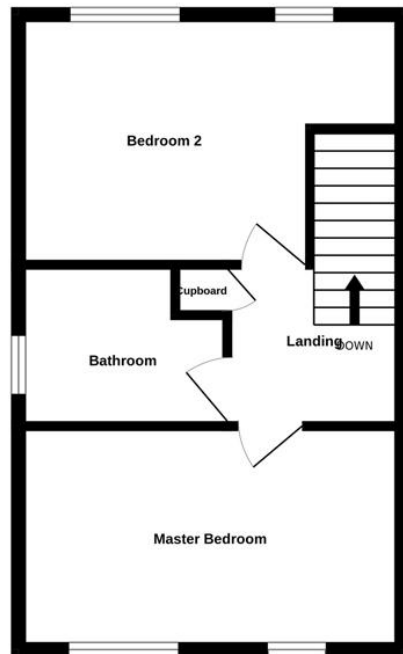
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

17, Haw Croft Cononley KEIGHLEY BD20 8FB	Energy rating <b>B</b>	Valid until: <b>27 August 2029</b>
		Certificate number: <b>8341-7338-6670-7608-5922</b>

Property type	Semi-detached house
Total floor area	70 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+	<b>A</b>		96 <b>A</b>
81-91	<b>B</b>	83 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.