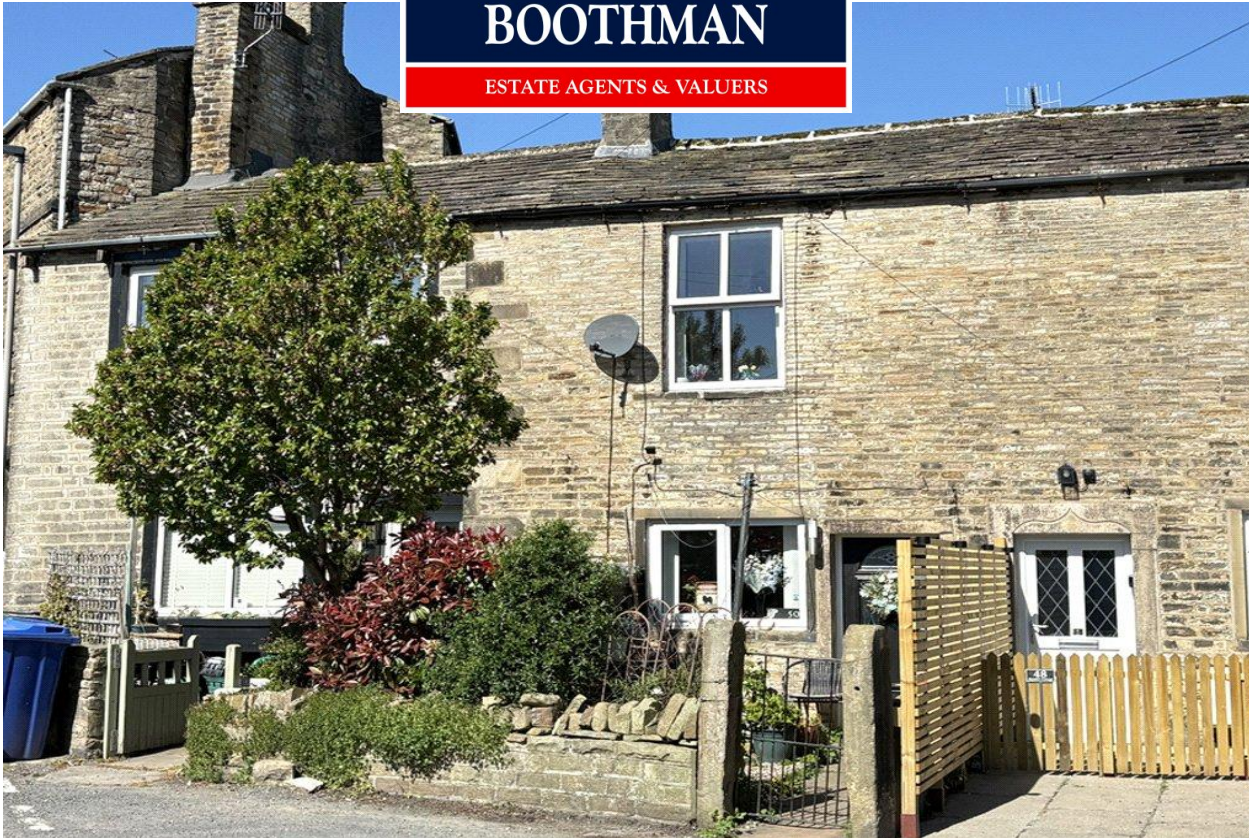


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



50 Main Street, Cononley BD20 8LL  
Asking Price: £179,500



+ 2



+ 1



- Cosy, low maintenance Cottage.
- In the heart of Cononley village.
- Two Bedrooms.
- Very Pleasant Views.
- Easy walk to / from Train Station.
- Garden frontage.

Benefitting from considerable improvement in recent years including a new roof installation, this cosy and easy to manage stone built character property enjoys a delightful position in the centre of this sought after village including a beautiful cottage style garden / sitting out area to the front with views towards the hills and surrounding countryside.



Internally the property is well presented throughout and provides a bright and modern interior equipped with stylish fixtures and fittings whilst still offering a real homely feel. Summarized very briefly:

A high performance composite front entrance door leads into the living room which includes quality oak style laminated flooring. The living room is open plan to a small kitchen area which has been thoughtfully designed to include a comprehensive range of integrated appliances including an oven, hob, fridge/freezer, dishwasher and a washing machine. To the first floor a landing leads to a primary bedroom with high ceiling, picture rails and large feature window with open aspect at the front enjoying pleasant views over the beck. There is a smaller second bedroom to the rear together with a luxurious bathroom with wide hand washbasin, vanity unit and drench head mixer shower over the bath. The property is equipped with modern UPVC sealed unit double glazed windows together with gas central heating including stylish and contemporary column style radiators. Street parking is readily available directly in front and the property is ideally located within a short stroll of all nearby amenities including the village railway station.

The popular and highly sought after Aire valley village of Cononley offers a good range of local amenities including a well respected primary school and nursery together with a recreational park with playground and sports field. There is a village store/off licence, a village hall, two public houses and a railway station providing regular daily services into Leeds, Bradford and Skipton.

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



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Gateway to The Dales' and offers extensive shopping and recreational facilities whilst the scenic Yorkshire Dales National Park is only a short driving distance away to the North. The business centres of West Yorkshire and East Lancashire are within comfortable commuting distance by car.

Likely to appeal to a variety of potential purchasers, being ideal for those searching for a ready-to-occupy stone built character property within this popular Aire valley commuter village, the accommodation comprises in further detail below:

## GROUND FLOOR

### OPEN PLAN LIVING ROOM

13'4" x 12' Beamed ceiling. Oak style flooring. UPVC sealed unit double glazed window. Attractive composite sealed unit double glazed entrance door. Central heating radiator. Wall light points. Open staircase leading off to the first floor with useful alcove area underneath. The living room is open through to the:

### FITTED KITCHEN

8'6" x 7'8" (Both maximum including stairs) Appointed with a range of stylish modern fitted wall and base units incorporating complimentary worktop surfaces. Stainless steel sink and drainer unit. Electric oven. Four ring ceramic hob. Integrated fridge / freezer. Integrated dishwasher. Integrated washing machine. LED recessed ceiling spotlights. UPVC sealed unit double glazed window to the rear. Tall contemporary column style radiator.

## FIRST FLOOR

### LANDING

With recessed alcove. Central heating radiator. Loft hatch with drop down ladder leading to a boarded loft space with power and lighting.

### BEDROOM ONE

11'11" x 8'7" Large feature UPVC sealed unit double glazed window enjoying an open aspect at the front over the beck. Central heating radiator. High ceiling. Picture rails. Two wall light points.

### BEDROOM TWO

10'11" x 4'8" UPVC sealed unit double glazed window. Tall column style central heating radiator. Range of fitted wardrobes. Concealed gas central heating combination boiler.

## BATHROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern, wide hand wash basin set on a vanity cupboard and a panelled bath with drench head mixer shower over. Full wall tiling. Chrome towel radiator. Recessed shelving. Recessed ceiling spotlights.

#### OUTSIDE

On street parking is available to the front. The property benefits from a particularly attractive and very colourful cottage style garden which is stocked with a variety of flowering plants whilst enjoying views towards the surrounding countryside.

#### 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.

#### 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.

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.

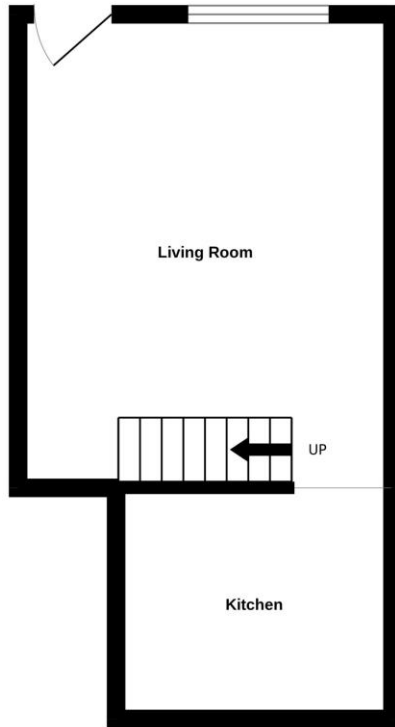
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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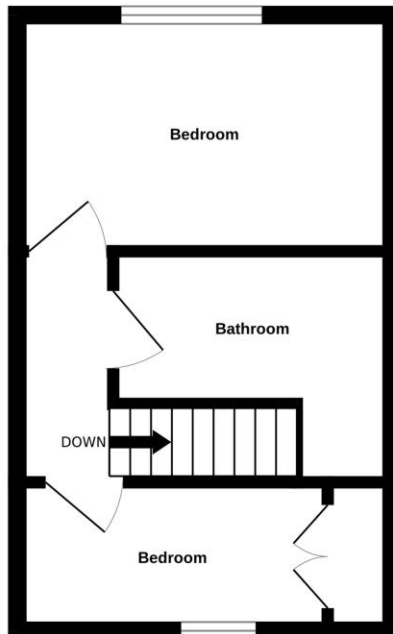
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



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