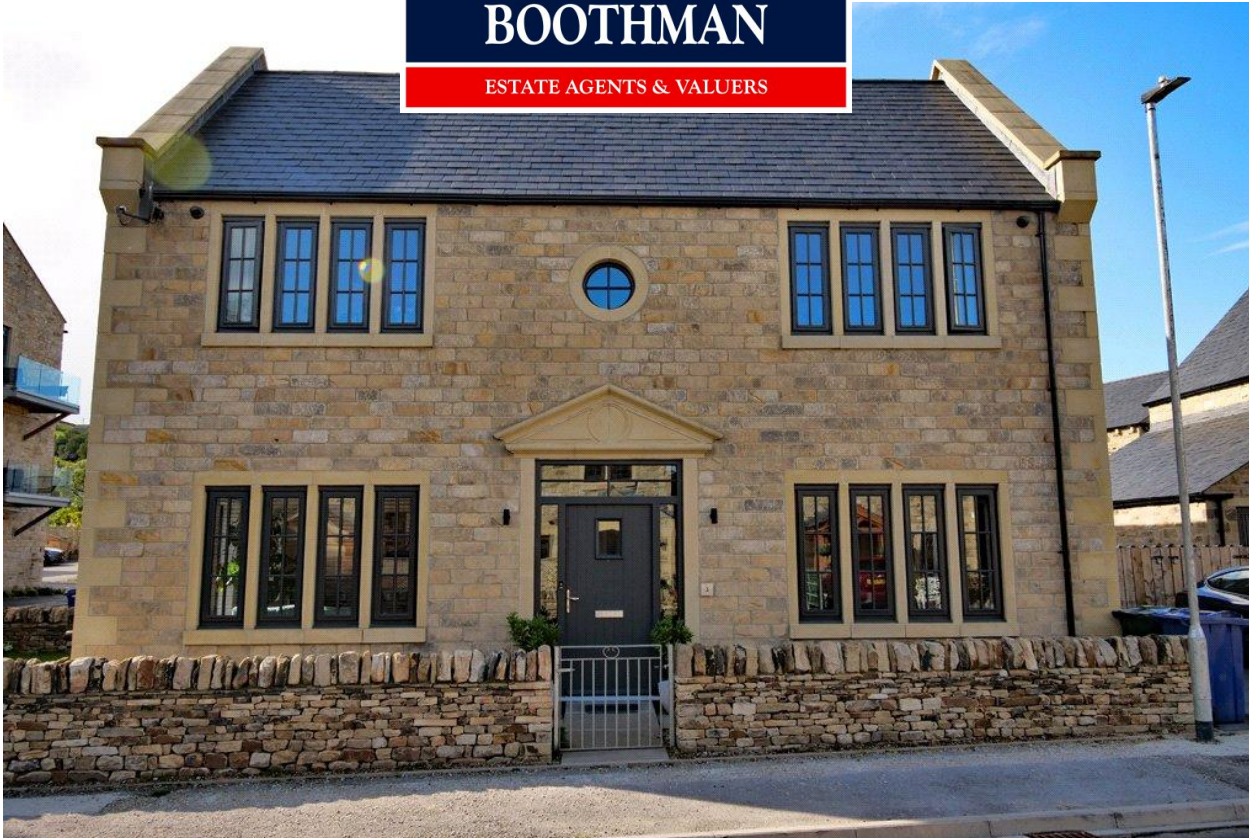


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Haw Croft, Cononley BD20 8FB
Asking Price: £435,000



+ 3

+ 2



- BEAUTIFUL EXTERNAL STONE FEATURES
- CONTRASTING DARK GREY WINDOWS
- SPACIOUS DINING KITCHEN WITH ISLAND
- INTEGRATED APPLIANCES

This magnificent, stone built double fronted end town-house provides spacious three bedroom en-suite accommodation appointed to a luxury standard throughout and forms part of this extremely successful cul-de-sac development, built 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 with a well-stocked shop 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 an intelligent multi-function App/tablet system controlling the lighting, heating, a CCTV installation and also an integrated AV system with built-in ceiling speakers to the ground floor.

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 including an instant boiling water mixer tap. The ground floor also includes a fully fitted utility room, a lounge with wood burning stove and bi-folding doors and a central reception hallway with ground floor WC/Cloakroom adjoining whilst to the first floor a landing leads to a dual aspect master bedroom with en-suite shower room, two further good sized bedrooms and a luxurious four piece house bathroom. Easy private driveway parking with electric car charging point is available directly to the side whilst the property also features an easy to manage garden with lawn and patio area, accessed via the bi-folding doors from the living room. 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 with spindled balustrade. 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 13'5" with cast iron wood burning stove set within a recessed stone opening incorporating stone hearth and oak mantel. Sealed unit double glazed windows to the front and side. Bi-folding doors leading to the garden. Integrated ceiling speakers. Underfloor heating.

SPACIOUS AND IMPRESSIVE LIVING/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 'Insinkerator'. Quooker instant boiling water tap. Built-in Neff electric oven/grill. Integrated Neff microwave oven. Built-in warming drawer. Integrated dishwasher. Integrated fridge/freezer. Recessed ceiling spotlights together with integrated ceiling speaker. Oak flooring equipped with underfloor heating. Neff four ring induction hob with concealed extractor over. Wall mounted tablet control panel with App function providing functionality for the lighting, heating, CCTV system and the integrated AV/speakers. Concealed Logic gas central heating boiler. High level TV/power point. 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 with power and lighting.

FIRST FLOOR

LANDING

With spindled balustrade. Recessed ceiling spotlights. Loft hatch with a pulldown loft ladder and fully boarded loft. Oak internal doors leading to all rooms.

MASTER BEDROOM

17'3" x 9'2" (both maximum) with sealed unit double glazing to two windows having a dual aspect with views towards the moors. Central heating radiator. Luxury fitted 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. Feature circular sealed unit double glazed window enjoying views towards the moors.

BEDROOM TWO

13'2" x 10'6" with sealed unit double glazed windows to two sides providing a dual aspect with views towards the moors. Luxury fitted wardrobes. Central heating radiator.

BEDROOM THREE

13'6" x 8'11" with sealed unit double glazed window. Central heating radiator. Luxury fitted wardrobes.

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 panelled bath with shower hose attachment 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. Sealed unit double glazed window. Extractor fan.

OUTSIDE

The property benefits from PRIVATE DRIVEWAY PARKING at the side for two cars including an electric car charging point. There are attractive, level easy to manage gardens extending to the front side including a lawn together with low stone boundary walling and paved pathway. External cold water tap. External power. External lighting. Log store and storage sheds to the driveway area.

COUNCIL TAX BAND

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

TENURE

The property is Freehold. The property makes a contribution of £25 per quarter to the upkeep of the maintenance on the estate.

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: JT05052026

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

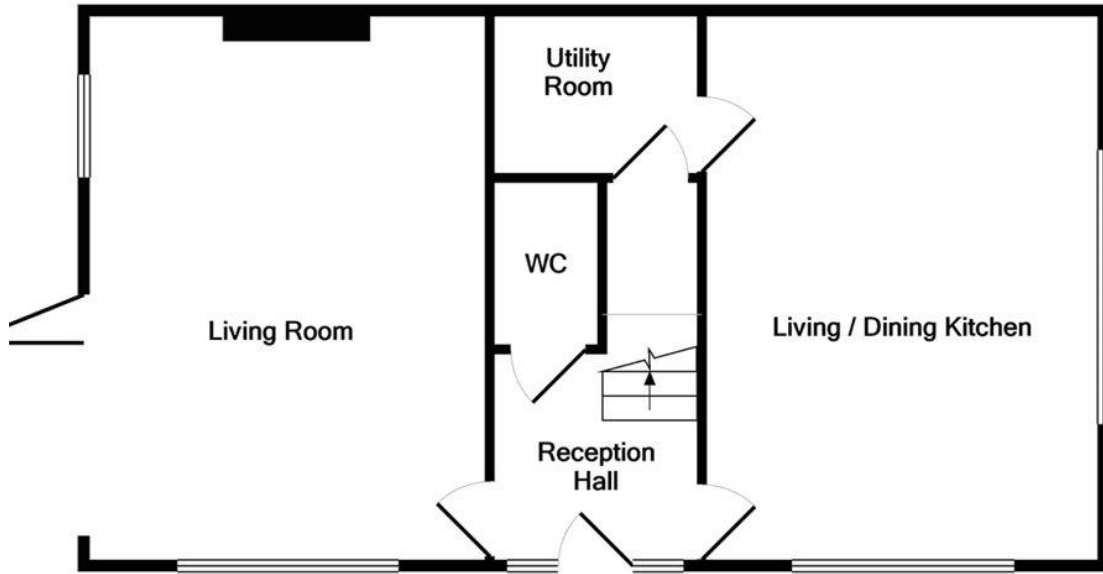
These particulars do not constitute an offer or contract of sale.

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

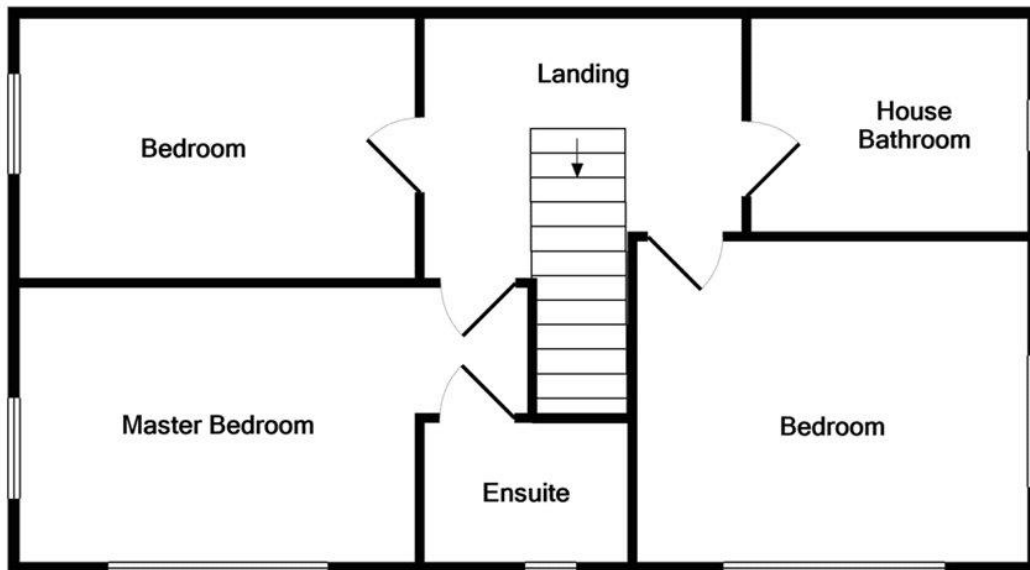








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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)

| | | |
|--|---------------------------|---|
| 3, Haw Croft Cononley KEIGHLEY BD20 8FB | Energy rating B | Valid until: 17 March 2029 |
| | | Certificate number: 0960-3838-7875-9291-4981 |

| | |
|------------------|-------------------|
| Property type | End-terrace house |
| Total floor area | 116 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 | | 93 A |
| 81-91 | B | 84 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

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