

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Meadow Close, Cononley BD20 8LZ
Asking Price: £500,000



+ 4



+ 2



- Extended Four bedroom Detached home.
- Generous Private Driveway parking.
- Predominantly level Gardens.
- Dining Kitchen and separate Utility.
- En-Suite and a House Bathroom.

A detached family-sized four bedroomed home, standing on the level in the heart of the highly admired and sought after village of Cononley. Refurbished and thoughtfully extended in recent years, the property now provides contemporary, bright, and well proportioned living spaces finished to a high quality premium specification throughout.



Most certainly representing an exciting opportunity, properties of Meadow Close's size, with its generous level driveway parking, garage, and gardens, rarely become available in the village and in this price range. All whilst being so conveniently close by to the railway station, only a short few minutes walk away.

Well equipped with mains gas central heating, UPVC sealed unit double glazing, and quality fittings and fixtures, 9 Meadow Close is summarised very briefly: An entrance hall. A dining kitchen with Smeg range oven. Spacious living room having bow window providing plenty of natural light. Utility room and a downstairs WC. The first floor provides four well planned bedrooms. Three of which are generously proportioned double bedrooms. Bedroom one is accompanied by a shower room en-suite. House bathroom with a three piece white suite. Landing. Outside there is a substantial private level driveway providing ample parking facilities. Access to the garage with light and power. The rear garden enjoys a stone flagged patio placed outside the dining kitchen. Slightly raised lawn with flower bed perimeters. Modern detached Garden room / Home office, suitable for a variety of uses being ideal for those working from home.

Properties on Meadow Close rarely change hands with this desirable and well established residential area being situated in an excellent position within this very popular village, close to all nearby amenities including the park, the school and also the railway station.

The increasingly fashionable commuter village of Cononley, offering all the benefits of a traditional semi-rural village community whilst being positioned directly on the train route to Leeds and Bradford and with

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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

Skipton and its wide range of shops and other amenities also being only a short eight minute rail journey away.

This traditional Yorkshire village is surrounded by stunning 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 village offers a good range of local amenities including a well respected primary school and nursery, a village hall and two public houses. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance by car.

Representing a superb opportunity for those searching for an extremely well presented and upgraded detached home with great outdoor space, the residence is described in further detail below:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed entrance door. Ceiling coving. Staircase leading up to the first floor. Central heating radiator. Oak flooring.

DINING KITCHEN

18'8" X 13'1" Equipped with fitted cupboard units in a matt grey finish having contrasting attractive veined quartz worktop surfaces. One and a half bowl composite sink. Stainless steel Smeg range oven with five ring gas hob. Smeg stainless steel extractor fan above. Integrated dishwasher. American style fridge / freezer (negotiable). Recessed ceiling spotlights. Two UPVC sealed unit double glazed windows. UPVC sealed unit double glazed French doors opening to the pleasant rear garden. Store cupboard underneath the staircase. Oak flooring. Large opening to the:

SPACIOUS LIVING ROOM

15'1" X 12'10" With bow window appointed with UPVC sealed unit double glazing. Two tall central heating radiators. Oak flooring.

UTILITY ROOM

With a range of cupboards in matt white. Laminated worktop surfaces. Plumbing and floorspace for both an automatic washing machine and dryer. Central heating radiator. Wall mounted ideal gas combination boiler. UPVC sealed unit double glazed window incorporating privacy glass. UPVC sealed unit double glazed rear entrance door incorporating privacy glass.

DOWNSTAIRS WC

With a two piece white suite comprising low suite WC and a hand washbasin. Wall panelling. Matt black ladder radiator. Oak flooring.

FIRST FLOOR

LANDING

Spindled balustrade. Built-in cupboard. Fitted carpets.

BEDROOM ONE

20'4" X 17' UPVC sealed unit double glazed window. Recessed ceiling spotlights. Central heating radiator. Oak flooring. Access to:

EN-SUITE SHOWER ROOM

Contemporary three piece white suite including low suite WC, a hand wash basin set above quartz worktop surface and fitted cabinetry. Large walk-in shower enclosure with two chrome showerheads. LED heated mirror. UPVC sealed unit double glazed window incorporating privacy glass.

BEDROOM TWO

15'2" X 11'9" UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

BEDROOM THREE

12'5" X 10'5" UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

BEDROOM FOUR

UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

HOUSE BATHROOM

The house bathroom provides low suite WC, hand wash basin, and a panelled bath having thermostatic showerhead over. Floor to ceiling ceramic tiling. Recessed ceiling spotlights. Ladder central heating radiator. UPVC sealed unit double glazed window incorporating privacy glass.

OUTSIDE

The property is approached via a substantial private level driveway, providing ample parking facilities and direct access to the:

GARAGE

12' X 8'1" With traditional up / over garage door. Light and power. House consumer unit.

To the rear elevation, the garden enjoys a stone flagged patio set just outside the dining kitchen, creating an ideal space for outdoor dining. A slightly raised lawn with flower bed stocked with a good range of plants and evergreens, To the side the property benefits from a:

MODERN DETACHED GARDEN ROOM / HOME OFFICE 8'11" x 5'1" Offering versatile additional living space for work or relaxation being fully insulated and including lighting, power, and UPVC sealed unit double glazed window, French doors and a broadband connection. External feature lighting.

COUNCIL TAX BAND

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

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.

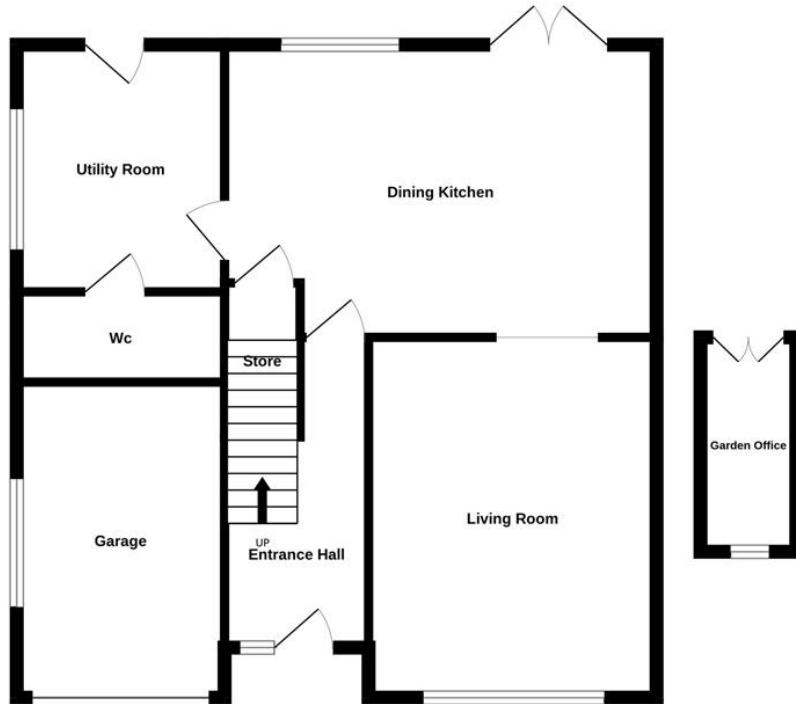
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

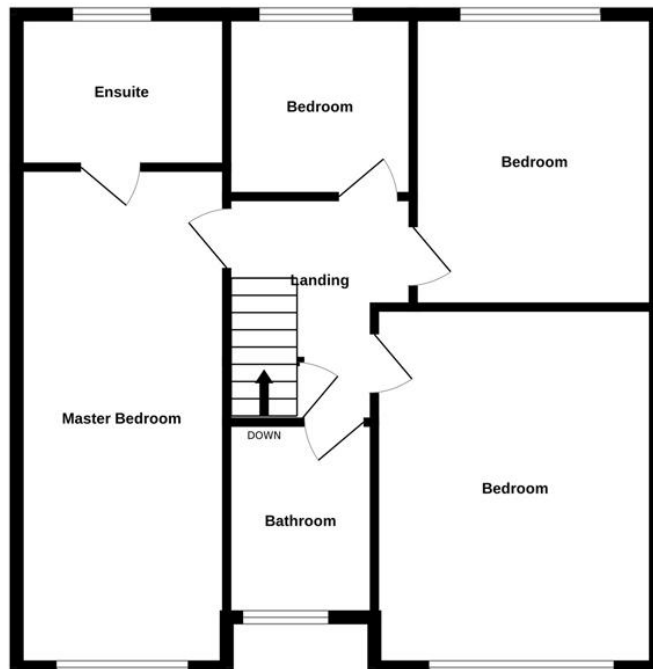




GROUND FLOOR



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)

9, Meadow Close Cononley KEIGHLEY BD20 8LZ	Energy rating C	Valid until: 26 January 2030
		Certificate number: 8804-6049-9822-9226-6903

Property type	Detached house
Total floor area	104 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		84 B
69-80	C	71 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.