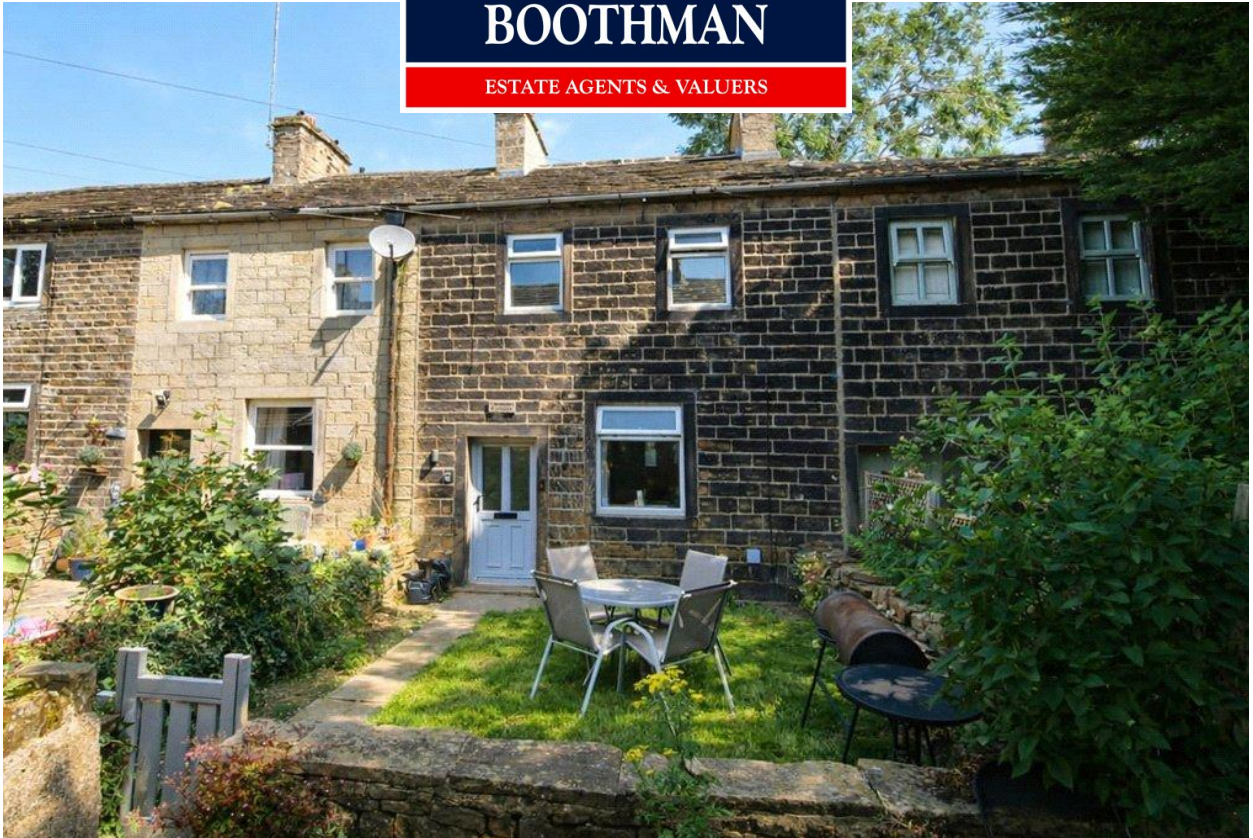


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



14 Main Street, Cononley BD20 8LS
Asking Price: £229,950



+ 2



+ 1



- Garden Fronted Cottage
- 'Eastburn' Dining Kitchen
- Contemporary Shower Room
- Character Features
- Walk Distance To Train Station

This outstanding individual and garden fronted terraced stone cottage provides superbly appointed and beautifully presented two bedroomed accommodation of particular merit very pleasantly situated on the level just off Main Street with all local amenities nearby in Cononley village centre.



Within minutes walking distance of the train station and very strongly recommended indeed for inspection, the property includes gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures together with charming character features.

Described briefly, this very appealing cottage certainly provides an attractive opportunity, comprising briefly:

A spacious living room with feature stone fireplace housing cast iron wood burning stove, contemporary bespoke fitted dining kitchen by 'Eastburn' with built in appliances. Whilst on the first floor a landing leads to two well planned bedrooms and a quality shower room including walk in shower enclosure. There are easily manageable gardens to front and rear - the latter including a small stone out-building whilst also overlooking the railway line on one side.

Surrounded by beautiful open countryside adjacent to the River Aire, the very popular village of Cononley is served by a good variety of local amenities including a small general store, a primary school and nursery, a Church, two public houses, a children's park/playing field, a village institute, community events, sports clubs, a bus service and the railway station which offers a regular service to Skipton, Keighley, Bradford and Leeds.

The towns of Skipton, Keighley, Ilkley and Colne are all situated within circa fifteen minutes travelling distance by car.

Viewing is essential and this very charming property comprises in further detail:



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 1 Unicorn House, Keighley Road, Skipton, BD23 2LP
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GROUND FLOOR

LIVING ROOM

13'7" x 13'4" with UPVC sealed unit double glazing and a matching front entrance door. Double central heating radiator. Feature stone fireplace with cast iron wood burning stove set on stone hearth.

DINING KITCHEN

13'02" x 10'02" Quality bespoke 'Eastburn' fitted cashmere fronted wall and base units with contrasting oak block worktop surfaces. Inset Belfast sink. Built in Bosch electric oven. Four ring Bosch induction hob. Integrated fridge and freezer. Concealed plumbing for an automatic washing machine. Concealed wall mounted Worcester gas combination boiler with remainder of warranty. Oak flooring. UPVC sealed unit double glazing. UPVC sealed unit double glazed stable door. Central heating radiator. Staircase leading to first floor landing.

FIRST FLOOR

LANDING

With spindle balustrade. Oak doors leading to all rooms.

BEDROOM ONE

13'6" x 13'5" with two UPVC sealed unit double glazed windows. Central heating radiator.

BEDROOM TWO

10'4" x 8' with UPVC sealed unit double glazing providing views at the rear beyond the railway line. Central heating radiator.

SHOWER ROOM

Superbly appointed three-piece white suite comprising low suite w/c, hand wash basin set on vanity cabinet and large walk-in shower enclosure housing dual head Hansgrohe thermostatic shower. Contemporary metro wall tiling. Ladder central heating towel radiator. UPVC sealed unit double glazing. Extractor fan.

OUTSIDE

There are easily manageable gardens to both front and rear - the latter including a small stone out-building/store whilst also overlooking the railway line on one side.

Street parking is readily available.

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.

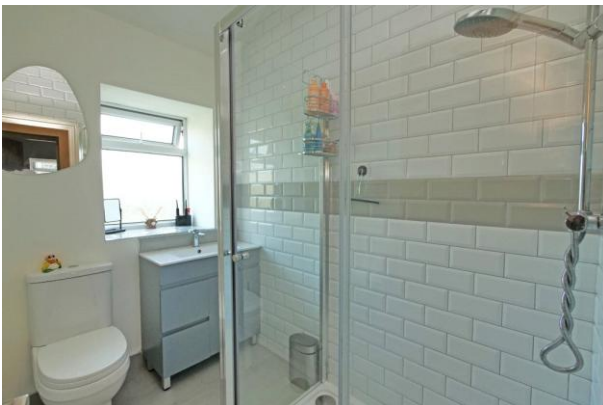
Tel: Skipton 799993

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.

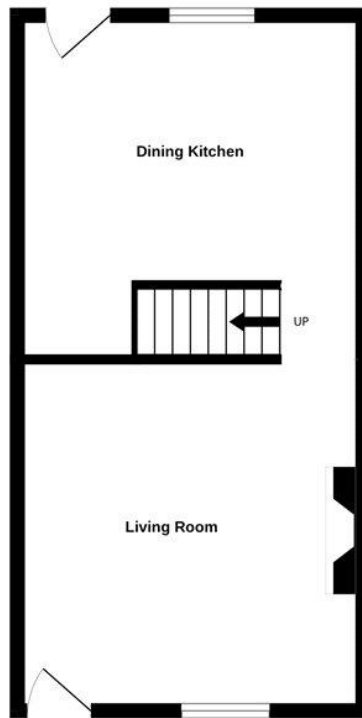
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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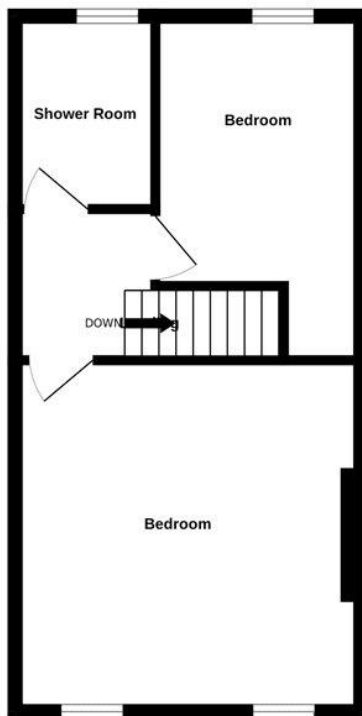
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

14 MAIN STREET CONONLEY KEIGHLEY BD20 8LS	Energy rating C	Valid until: 7 August 2033
		Certificate number: 9037-6428-6000-0548-8202

Property type	Mid-terrace house
Total floor area	71 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		90 B
69-80	C	73 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.