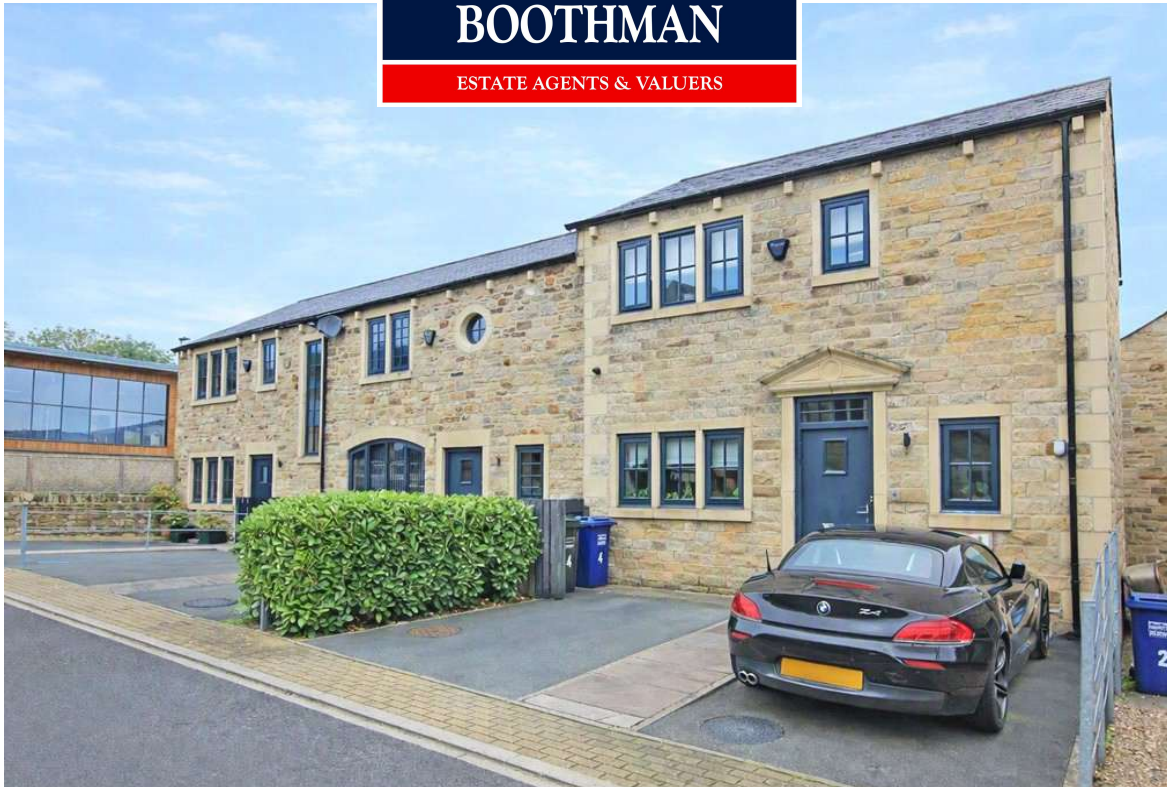


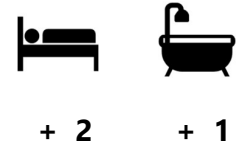
**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Turner Court, Cononley, BD20 8FD

Asking Price: £339,500



- Fantastic sought after residential area.
- Train Station and other Village amenities nearby.
- Excellent condition throughout.
- Quality fittings and fixtures.
- Characterful design.
- Private Driveway Parking.

This magnificent, stone built double fronted end town-house provides spacious two double bedroomed accommodation appointed to a luxury standard throughout and forms part of this extremely successful and sought after cul-de-sac development, completed by the talented international architects and developer Candelisa is circa 2020. This modern home is situated in the increasingly fashionable commuter village of Cononley, which offers all the benefits of a traditional semi rural community 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', 4 Turner Court is beautifully presented in immaculate condition throughout and is equipped with stylish and contemporary fixtures and fittings together with impressive stone external architectural design features creating a sense of individual character.

Benefiting from sealed unit double glazed windows set within contrasting dark grey multi paned frames, internally the accommodation features a fabulous open plan living/dining room with pocket doors opening to the kitchen. The kitchen includes a comprehensive range of integrated appliances. The ground floor also includes a fully fitted utility room with additional appliances, aluminium bi-folding doors that open up to the rear garden from the living area, and an entrance hallway with ground floor WC/cloaks room adjoining. On the first floor there is a landing that leads to two well planned sizable double bedrooms and a luxurious four piece house bathroom. Outside there is a private driveway providing parking for two vehicles whilst the property also features an easy to manage patio garden with raised dry stone wall boundaries, accessed via the bi-folding doors from the living/dining room. The property is equipped with a security alarm system together with a highly efficient main gas central heating system incorporating zoned underfloor heating to the ground floor.

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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

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 internal inspection this fantastic home comprises in further detail below:

GROUND FLOOR

ENTRANCE HALLWAY

Double glazed composite entrance door. Oak flooring incorporating underfloor heating. Staircase leading off to the first floor. Veneered oak internal doors.

GROUND FLOOR WC/CLOAKS ROOM

Appointed with a contemporary white suite comprising low suite WC with concealed cistern together with a hand wash basin set above a vanity cupboard. Light grey limestone effect wall and floor tiling. Underfloor heating. Recessed ceiling spotlights.

OPEN PLAN LIVING / DINING ROOM

20'2" X 9'8" Hardwood multi framed double glazed windows. TV point. Fitted carpets in the seating area. Attractive oak flooring in the dining area. Incorporating underfloor heating. Large opening with 'pocket doors' to the kitchen. Aluminium bi-folding doors open to the rear garden.

KITCHEN

10'1" X 7'4" Equipped with a quality range of fitted base and wall cupboard and drawer units in a matt dark grey finish. Complimentary veined quartz worktop surfaces. Matching upstands. Built-in NEFF oven. Four ring gas hob with NEFF glass extractor fan above. Integrated NEFF dishwasher. Integrated fridge. Recessed ceiling spotlights. Oak flooring. Underfloor heating.

UTILITY ROOM

With a range of fitted wall and base units that match the kitchen. Complimentary quartz worktop surfaces. Integrated freezer. Plumbing for an automatic washing machine. Recessed ceiling spotlights.

FIRST FLOOR

LANDING

Loft hatch access. Fitted carpets.

BEDROOM ONE

16'8" X 8'9" Hardwood multi framed double glazed windows. Two central heating radiators. Fitted carpets. Floorspace for freestanding or fitted wardrobes.

BEDROOM TWO

11'1" X 11' Another well proportioned double bedroom. Hardwood multi framed double glazed windows. Central heating radiator. Fitted carpets.

HOUSE BATHROOM

A contemporary white four piece suite comprising low suite WC with concealed cistern, floating hand wash basin set above vanity drawers, a panelled bath with shower hose attachment and a separate large 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 incorporating privacy glass. Extractor fan.

OUTSIDE

The property benefits from PRIVATE DRIVEWAY PARKING at the front elevation.

There is an attractive, level easy to manage rear garden with stone boundary walling, pebbled beds, and paved patio providing a delightful sitting out space. External cold water tap. External power. External lighting.

TENURE

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

COUNCIL TAX BAND

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

SERVICES All mains services are installed.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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.

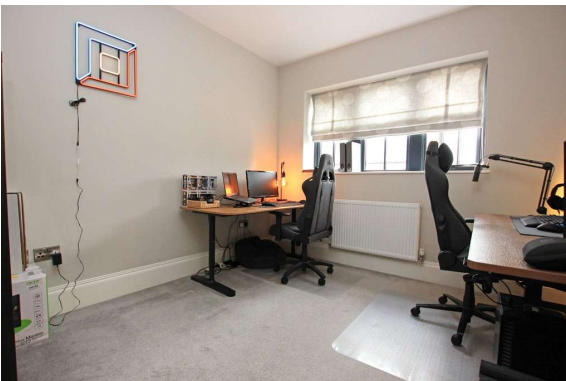
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Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements 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.

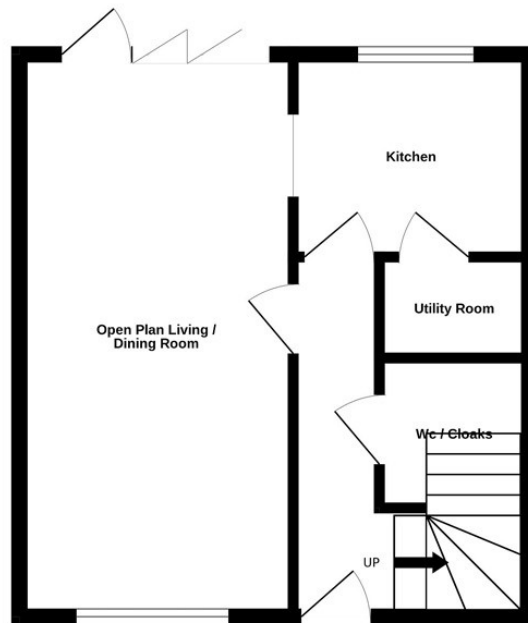
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

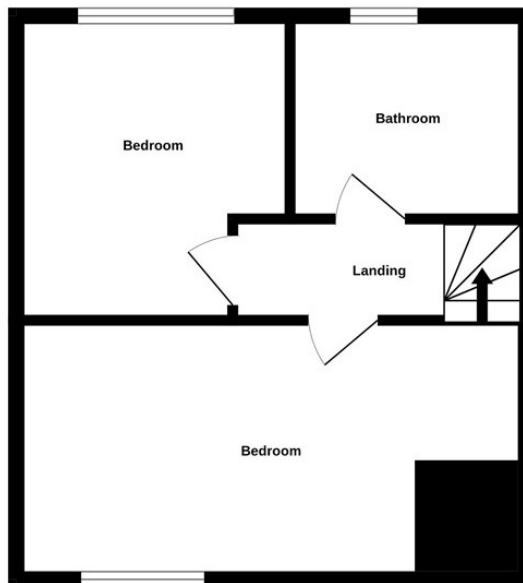




GROUND FLOOR



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)

4, Turner Court Cononley KEIGHLEY BD20 8FD	Energy rating B	Valid until: 20 November 2029
		Certificate number: 8271-7739-6899-8709-3922

Property type	End-terrace house
Total floor area	78 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		118 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

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.