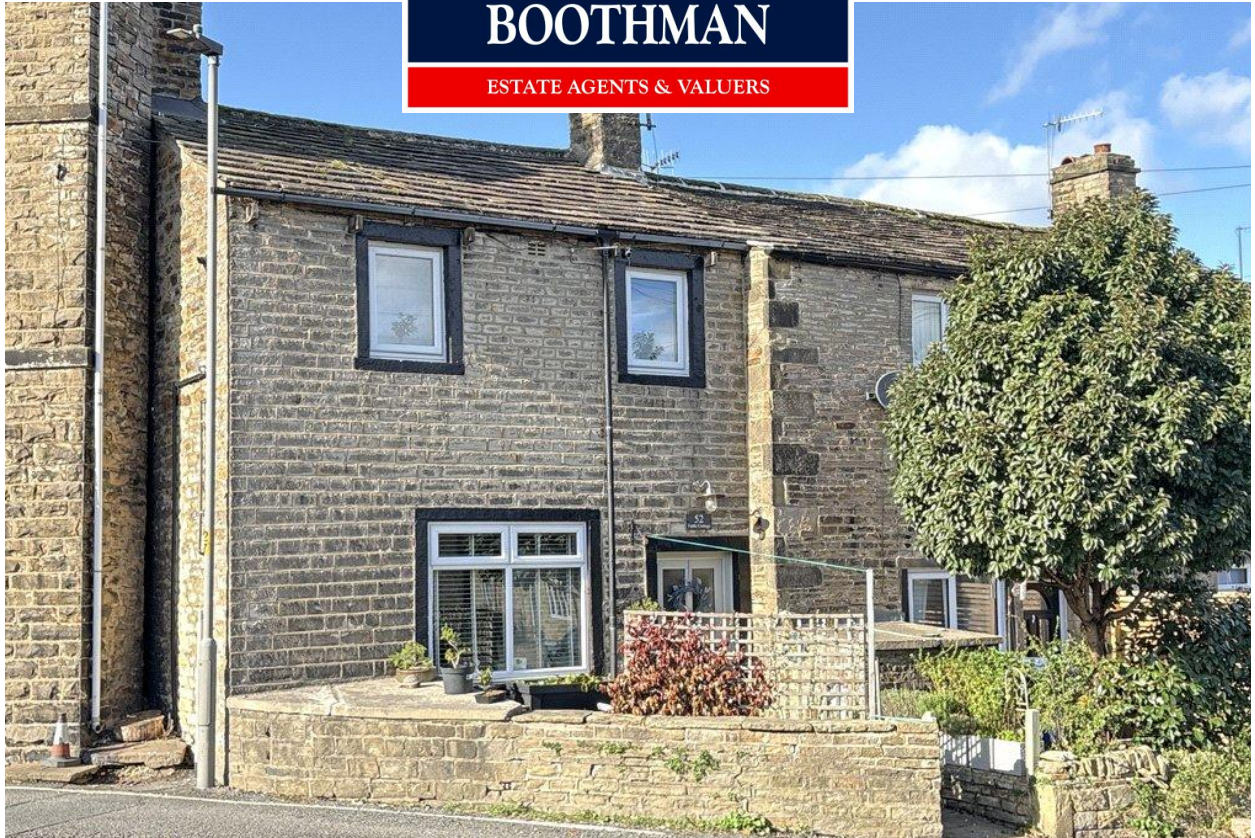


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



52 Main Street, Cononley BD20 8LL
Asking Price: £189,950



+ 2



+ 1



- Significantly updated character cottage
- Exposed beams, stonework and other interesting features
- Wood burning stove
- Modern kitchen & bathroom
- Open aspect with long distance views
- Close to all amenities including the village railway station
- Internal inspection essential
- No forward chain

This delightful two bedroom stone built cottage has been subject to considerable modernisation and improvement in recent years, retaining a high level of charm and character whilst occupying a convenient position on the level within this sought after village close to all nearby amenities.



Incorporating a range of appealing features together with modern fixtures and fittings throughout, this charming cottage home comprises briefly:

An entrance hall with stylish geometric pattern floor tiles, a sitting room with wood burning stove and exposed stone feature wall, a dining kitchen which is superbly appointed with a range of contemporary fitted wall and base units incorporating contrasting worktop surfaces whilst to the first floor there are two well planned bedrooms together with a stylish re-fitted bathroom incorporating a three piece suite with mixer shower over the bath. The particularly spacious main bedroom enjoys open aspects with long distance views at the front whilst the second bedroom includes exposed beams. Externally to the front there is an attractive enclosed garden/sitting area also having an open aspect.

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.



Harrison Boothman Estate Agents & Valuers
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Strongly recommended for inspection this significantly updated character cottage comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door. Geometric pattern floor tiles. Open stairs leading to off to the first floor.

SITTING ROOM

13'1" x 11'10" With UPVC sealed unit double glazed window set within an arched opening having an open aspect at the front. Esse wood burning stove set within a recessed opening and upon a slate hearth. Frech oak mantle. Fitted cupboards to the alcove. Exposed stone feature wall. Central heating radiator.

DINING KITCHEN

15' x 6'7" Superbly appointed with a range of stylish modern fitted units incorporating painted solid wood doors in a dark blue wood grain finish together with contrasting wall cupboards and complimentary white quartz worktop surfaces. Composite sink and drainer unit. Built-in Bosch electric oven. Four ring induction hob. Premium Faber designer extractor fan. Plumbing for an automatic washing machine. Space for slimline dishwasher alongside washing machine if required. UPVC sealed unit double glazed window. Central heating radiator. Recess beneath the stairs providing space for a refrigerator.

FIRST FLOOR

RE-FITTED BATHROOM

Superbly appointed with a modern low suite WC, free standing bowl style hand wash basin and a panelled bath with chrome mixer shower over. Exposed beam. Contemporary wall tiling. Extractor fan. UPVC sealed unit double glazed window. Contemporary tall anthracite towel radiator.

BEDROOM ONE

15'1" x 11'8" (both maximum) With two UPVC sealed unit double glazed windows enjoying an open aspect at the front together with long distance views. Concealed Ideal Instinct gas central heating combination boiler. Two central heating radiators. Built-in cupboard over the bulkhead.

BEDROOM TWO

7'11" x 6'10" With UPVC sealed unit double glazed window to the rear. Exposed beam. Central heating radiator.

OUTSIDE

The property benefits from an attractive enclosed front garden/sitting area having an open aspect.

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.

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.

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.

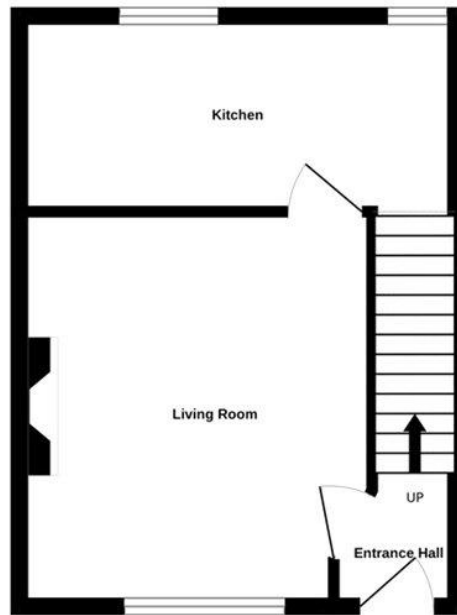
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

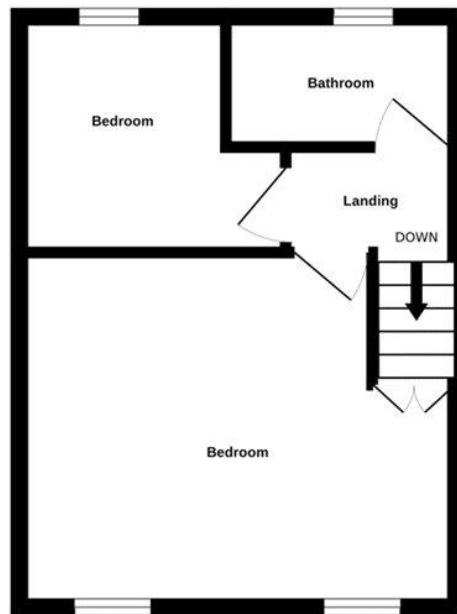




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

52 Main Street
CONONLEY
BD20 8LL

Energy rating

D

Valid until:

5 October 2036

Certificate number:

7536-5120-3609-0526-7206

Property type

Mid-terrace house

Total floor area

55 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 D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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.