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Crosshills Road, Cononley
Offers In Excess Of £350,000
Property Images



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Property Images



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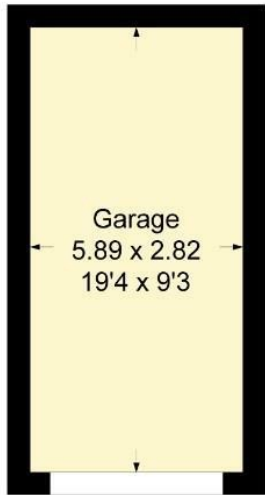
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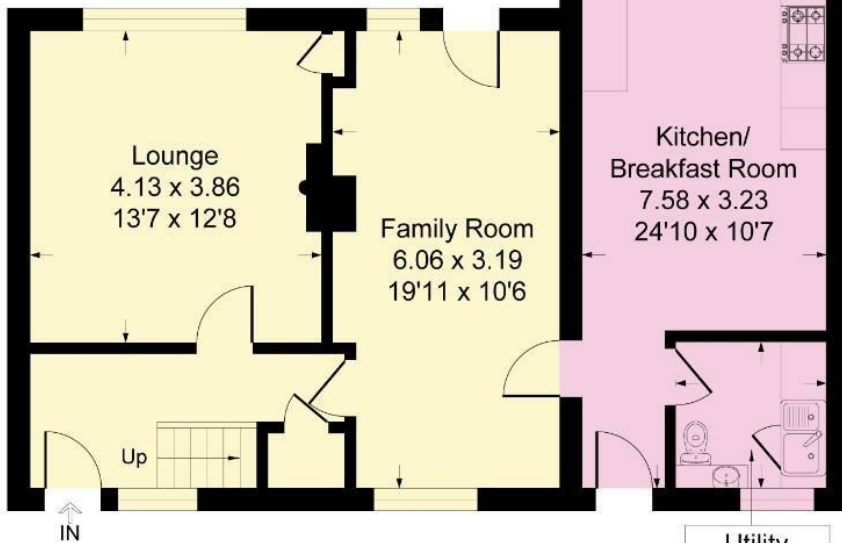


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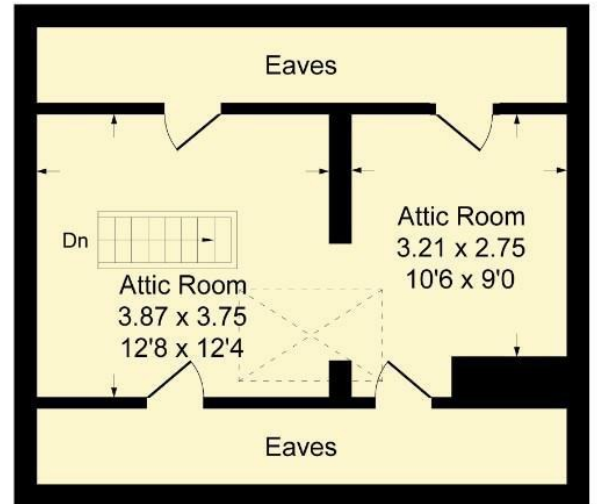
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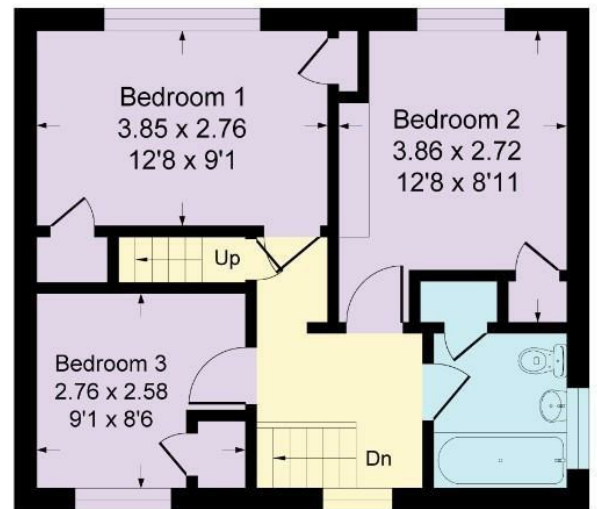
Garage



Ground Floor



Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Nestled on Crosshills Road in the charming village of Cononley, this delightful end-terrace house offers a perfect blend of comfort and scenic beauty.

The property boasts a timeless appeal with modern conveniences, and the 2 reception rooms and dining-kitchen look out onto the gardens and farmland above.

Once inside, you will find two inviting reception rooms, ideal for both relaxation and entertaining. The spacious living room and family room provide a pleasant outlook, allowing natural light to fill the space. The well-appointed dining-kitchen is perfect for family meals and gatherings, while a convenient laundry room which also has a WC, and a boot space in the hall adds to the practicality of the home.

This residence features 3 bedrooms to the first floor, and an attic conversion currently used as a fourth bedroom (but , providing ample space for a growing family or guests. The house bathroom is well-presented, ensuring comfort for all.

Outside, the property is complemented by a well-stocked front garden and a tiered rear garden, primarily laid to lawn, which backs onto picturesque fields. The fabulous views from the garden create a serene atmosphere, perfect for enjoying the outdoors. Additionally, there is parking on the drive for 1 vehicle, along with a single garage.

The property benefits from solar panels bringing in a net income of circa £300-500 per annum.

Conveniently located, this home is just a six-minute walk from the train station, offering direct services to Leeds, Bradford, and Skipton, making it an ideal choice for commuters.

This property is a wonderful opportunity for those seeking a charming home in a very desirable village setting, with the added benefit of excellent transport links and stunning views.

On-Line-Bullet-Points

- Fab village location • Spacious dining-kitchen + laundry room with WC • Pleasant views from main rooms • Tiered gardens with field views • Single garage, driveway parking • 6 minute walk to train station • Solar panels for economy • Good sized plot • Well-stocked front gardens • Viewing highly recommended

Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Kotini, and we make a charge of £35.00 + VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Please note that we are unable to confirm if the attic room meets current building regulations as a bedroom hence we have marked it on the plan as an attic room. It has been used as a bedroom for many years and as such it is down to the owner / occupier.