



**Aire View, Cononley, BD20 8JY**

**Asking Price £235,000**

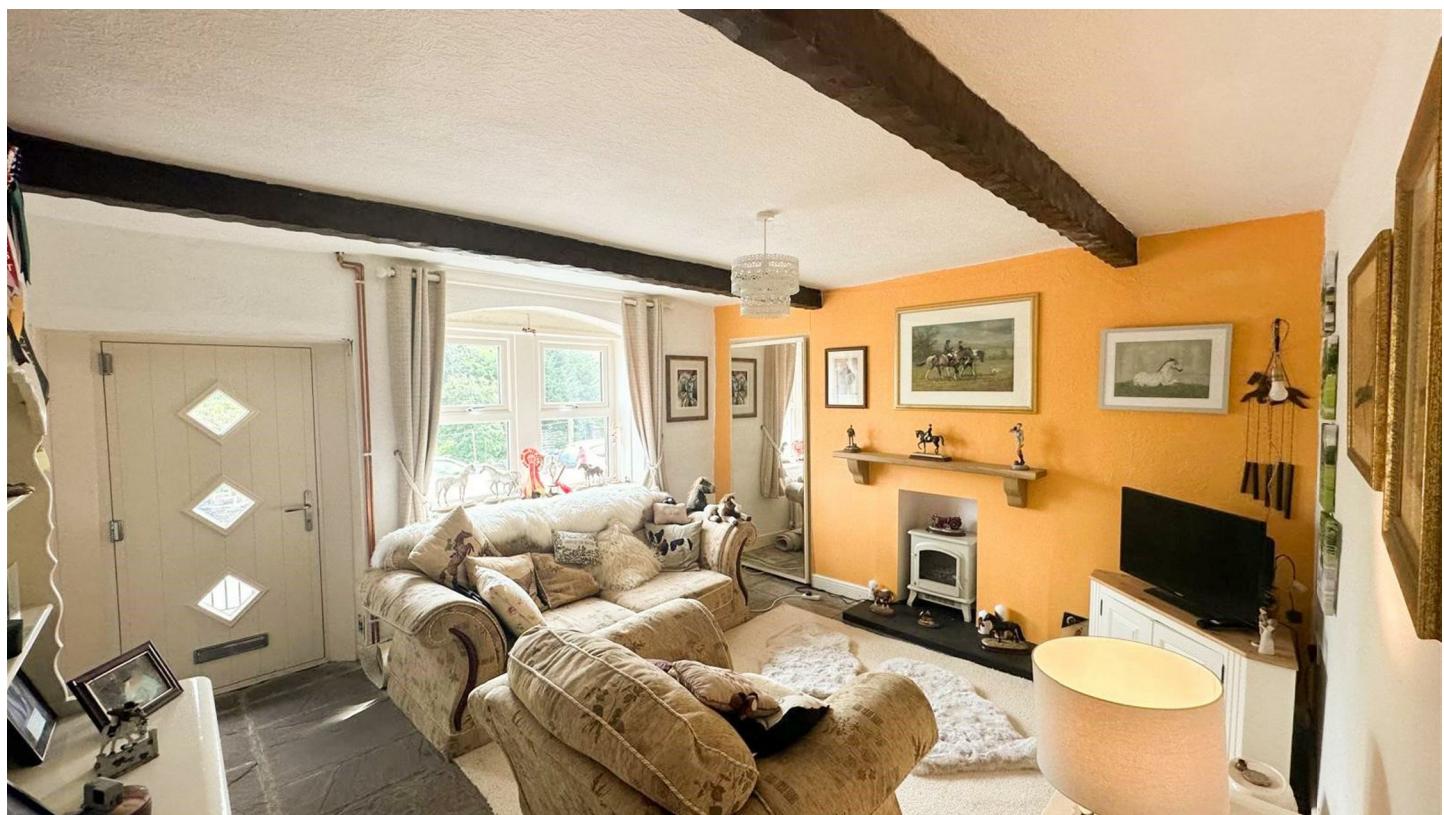
- CHARMING TWO BED COTTAGE
- LARGER THAN AVERAGE GARDEN
- USEFUL OUT DOOR STORAGE AREA
- NO CHAIN
- EXCELLENT TRAIN LINKS
- CONSERVATORY
- ELEVATED POSITION
- STUNNING VIEWS
- CENTRAL HEATING/DOMESTIC GLAZING
- VIEWING A MUST!

# Aire View, Cononley, BD20 8JY

Nestled in an ELEVATED POSITION, this ENCHANTING TWO-BEDROOM COTTAGE EXUDES CHARM and offers BREATHTAKING VISTAS OF THE AIRE VALLEY from its front elevation, while overlooking adjacent fields to the rear. Boasting gas central heating and sealed unit double glazing, the property is thoughtfully laid out, showcasing AN ARRAY OF FEATURES AND CHARACTER. Offering a LARGER THAN AVERAGE REAR GARDEN with lovely rural outlook.



Council Tax Band: B

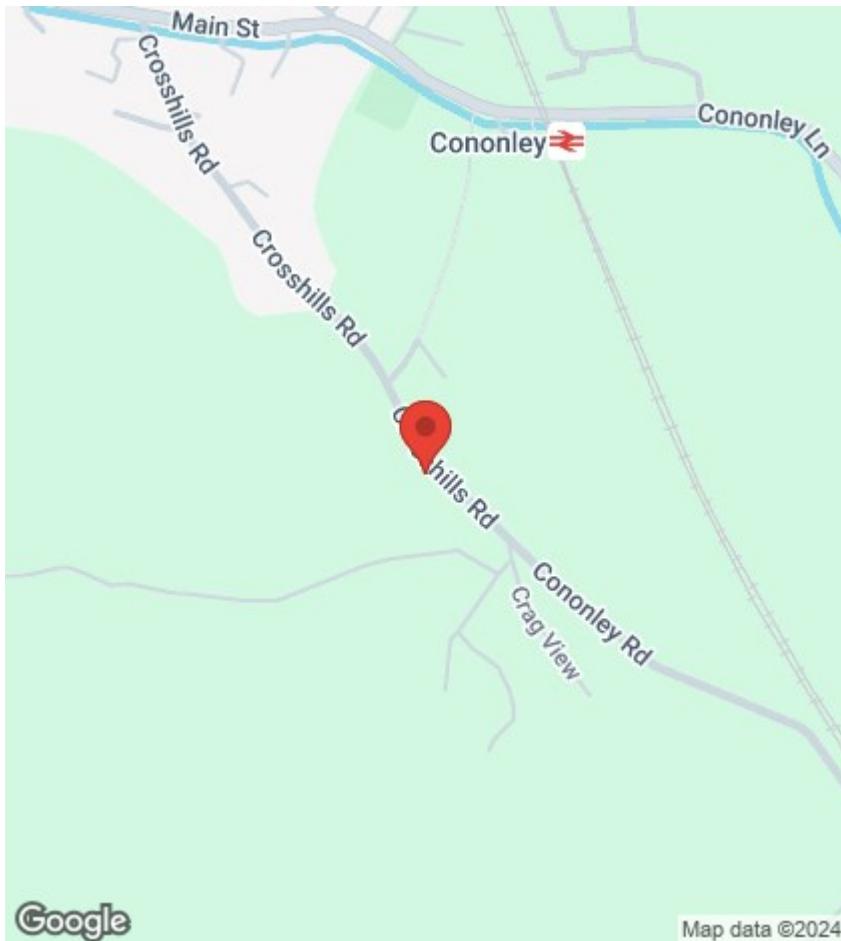


## PROPERTY DETAILS

Nestled in an elevated position, this enchanting two-bedroom cottage exudes charm and offers breathtaking vistas of the Aire Valley from its front elevation, while overlooking adjacent fields to the rear. Boasting gas central heating and sealed unit double glazing, the property is thoughtfully laid out, showcasing an array of features and character. Step inside to discover a sitting room with attractive stone flagged flooring, offering panoramic views of the valley and beyond. A well-appointed dining kitchen, complete with a striking gas stove, leads seamlessly to a rear conservatory, providing scenic outlooks over the garden and surrounding countryside.

Ascending to the first floor, you'll find the master bedroom boasting an original fireplace, floor-to-ceiling mirrored wardrobes, and captivating views. A spacious second bedroom also offers pleasing vistas, accompanied by a recently upgraded bathroom. Outside to the front there is a generous stone-built storage facility, whilst the rear offers a larger-than-average garden featuring a paved patio and lawn, all with mesmerizing views across the open countryside.

Cononley stands as one of the most coveted locales in the Aire Valley, boasting convenient access to bus and train links just a short stroll away. The village also hosts a shop and two pubs, with additional amenities available in the neighbouring village just a brief car journey away. For a broader array of facilities, the bustling market town of Skipton lies close by. For those seeking a truly exceptional property in an extraordinary location, look no further than this charming cottage.



## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>

All measurements are approximate and for display purposes only