



2 Woodside Lane, Cononley, BD20 8PE

Guide Price

£715,000



Nestled in the charming village of Cononley, Woodside Lane presents an exceptional opportunity to acquire a splendid detached house boasting four spacious bedrooms. This delightful property is perfect for families seeking a tranquil yet vibrant community atmosphere.

The house offers ample living space, allowing for comfortable family life and entertaining guests. Each of the four bedrooms is generously sized, providing a peaceful retreat for all family members. The layout is thoughtfully designed to maximise both privacy and social interaction.

Situated approximately three miles south of Skipton, Cononley is a popular village on the banks of the River Aire, surrounded by beautiful open countryside. The village offers a good range of everyday amenities including a general store and post office, primary school, park, sporting facilities and two public houses. The village has its own train station with regular services to Leeds, Bradford and Skipton, making it an ideal base for commuters.

Planned over two floors with gas-fired central heating (underfloor heating downstairs and radiators upstairs), UPVC double glazed windows, tv points to all living rooms & bedrooms and fully alarmed. The accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

Entered through a composite front door with tiled flooring and understairs storage with underfloor heating system. Open staircase to the first floor.

WC

Two piece suite comprising; low suite wc and hand basin. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Home Office

10'2 x 9'9
With a view to the front elevation.

Lounge

18'11 x 11'9
Great sized sitting area with access from the entrance hall or kitchen through double doors. Windows to two aspects.

Living Dining Kitchen

31'1 x 13'6 max
Range of in-frame base units and island with quartz worktop, matching splashback and butlers sink unit. Integrated appliances comprising; electric range cooker, fridge freezer, AEG dishwasher, AEG coffee machine, wine fridge and AEG

microwave. Tiled flooring throughout, integrated sound system and spotlighting. Patio doors and bi-folding doors leading to the garden. Fantastic long distance views over open countryside.

Utility Room

8'3 x 5'6
Range of in-frame wall and base units with quartz worktop. Plumbing for washing machine, tiled flooring, spotlighting and composite side door. Gas combination boiler.

First Floor

Landing

Oak staircase with glass balustrade and radiator.

Bedroom One

19'8 x 10'1
Large double room with built-in wardrobes and access through patio doors to the balcony. Far reaching views over open countryside.

Balcony

Accessed via Bedroom One, it has a tiled floor with glass balustrade and far reaching views over the village and beyond.

En Suite

Three piece suite comprising; low suite wc, hand basin and walk-in shower with thermostatic rainfall shower head over. Fully tiled walls and flooring, heated towel rail, extractor fan and spotlighting.

Bedroom Two

15'4 x 9'3
Double room with window to front elevation and radiator.

Bedroom Three

15'5 x 9'3 max
Double room with window to front elevation and radiator.



Bedroom Four

11'10 x 9'3

Double room with long distance views over open countryside. Access via retractable ladder to a part boarded loft space.

Bathroom

Four piece suite comprising; low suite wc, hand basin, roll top freestanding bath and shower cubicle with thermostatic shower over. Fully tiled walls and flooring, chrome heated towel rail, extractor fan and spotlighting.

Single Garage

16'3 x 10'2

Entered through a electric roller door with light and power. One parking space in front.

Outside

To the front of the property there is private parking for one/two cars. There is a large artificial lawn which sweeps around to the side of the property.
To the rear of the property there is a Indian stone flagged seating area with far reaching long distance views over open countryside. Electric points.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: F

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost



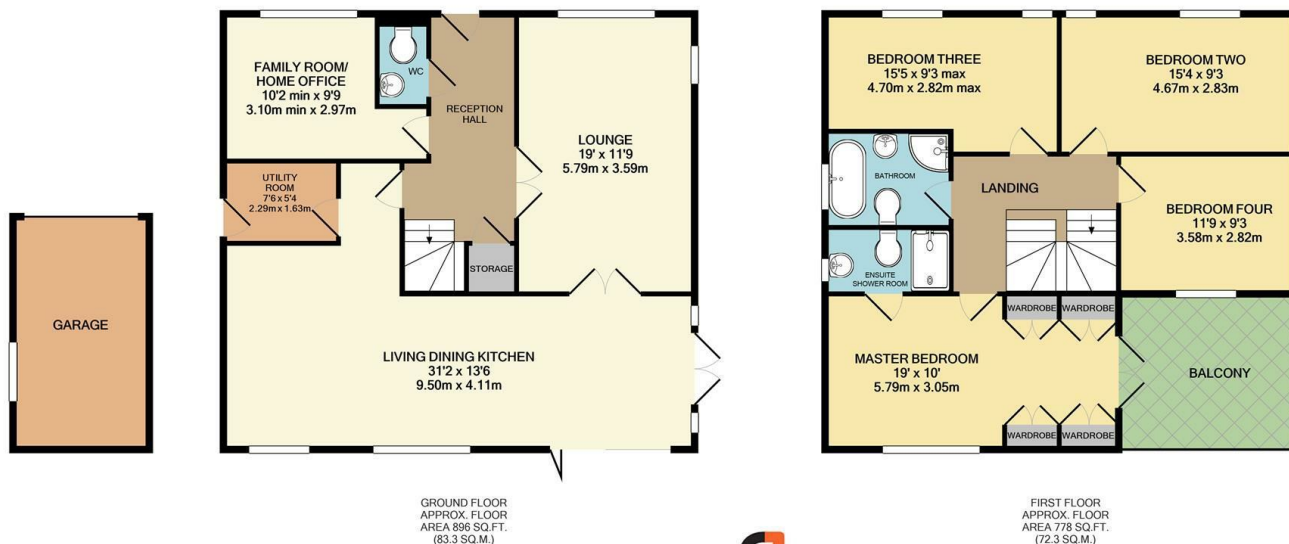
payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163







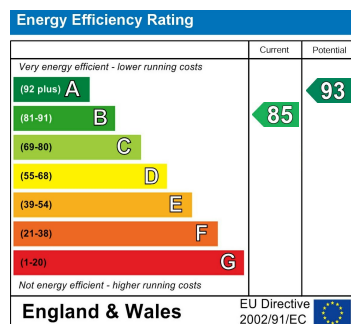
TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1674 SQ.FT. (155.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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



Council Tax Band

F

Energy Performance Graph



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