



Guide Price £300,000

- Sought after location within central Cononley
- Corner position
- Three bedrooms
- Excellent transport links
- Garage and private parking
- Delightful south facing garden
- No onward chain

50 Meadow Lane, Cononley, North Yorkshire, BD20 8NB

A well-presented three bedroomed semi-detached property located in the popular Village of Cononley close to all amenities. With a modern kitchen, open plan living dining room, an attached garage and a fabulous garden to the front.

32 Sheep Street, Skipton, North Yorkshire,
BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk   



50 Meadow Lane, Cononley, North Yorkshire, BD20 8NB

Harrogate 27 miles, Skipton 3.4 miles, Leeds 24 miles (all distances approximate)

General remarks

Enter from the front garden into the kitchen through a hand crafted wood and double glazed panel door. Offering a selection of modern wall, drawer and base units with complementary worktop surfaces, oven, grill oven,

gas hob and extractor above. Tiled splashbacks with hand-crafted mosaic detailing, integrated dishwasher, space for a washing machine and fridge/freezer, concealed boiler, engineered oak wood floor and a window to the front. Into the living and dining area with windows to two sides, radiators and a stone fireplace with Rofer and Rodi wood burning stove. The rear hallway has a staircase leading to the first floor, radiator and understairs storage cupboard. From the hall is a

downstairs W.C., with two piece suite and window. To the first floor landing, an airing cupboard and radiator. Into bedroom one with triple aspect windows, radiator and sanded and treated wood floor. Bedroom two has a radiator, a window to the front, access to the boarded loft via a hatch with pull down ladder and houses the new

solar panel inverter. Bedroom three has sanded and treated wood floor, radiator and a window to the front. The house bathroom comprises a three piece suite that includes a white panel bath with shower over, pedestal wash hand basin, close coupled W.C., chrome heated towel rail, part tiled walls, tiled floor and a window to the rear.

Externally, a tarmac driveway to the rear provides parking and leads to the garage with an up and over door to the front, power, light and a small office space/storage area to the rear. The south facing front garden has a lawned area with mostly fruit trees and bushes surrounding and gateway access to street side. Solar panels are located on the south facing side of the roof.

Directions

On entering Cononley village from the A629 Skipton/Keighley Road proceed over the level crossing proceed. After about 150 metres as the road forks, veer right onto Meadow Lane. Proceed to the end of Meadow Lane where the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board on the right hand corner.

what3words sized.regal.reference

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are on site. Domestic heating is from a gas fired boiler.
- Parking and garage are on site
- The property has a shared access driveway to the rear
- The property has Solar Panels fitted

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of 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.

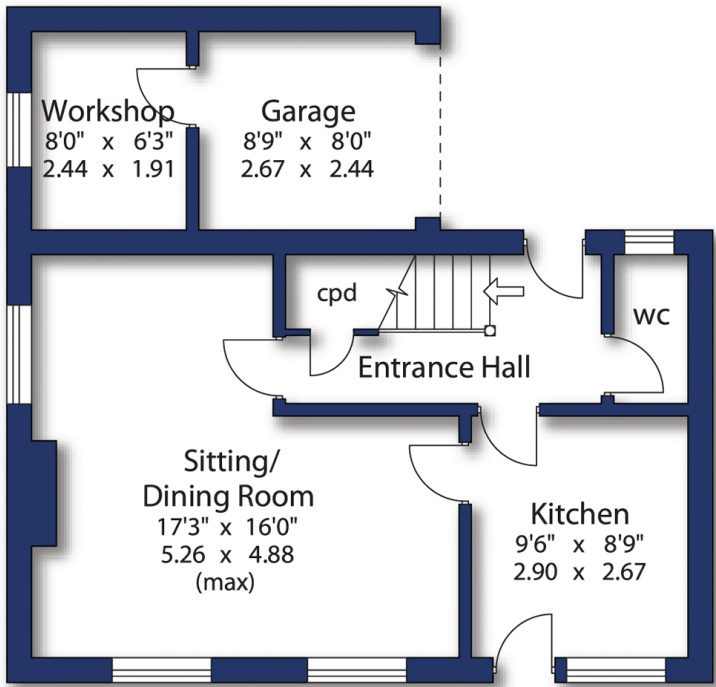
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

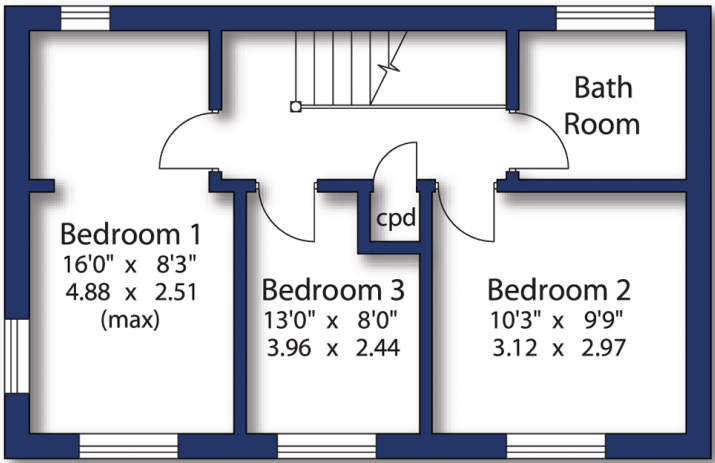
Dacres Ref: SKI240163MIK/03.06.26/2



Floorplans



Ground Floor



First Floor

© Dacre, Son & Hartley



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01756 701010

skipton@dacres.co.uk