



9 Haw Croft, Cononley, BD20 8FB

Asking Price £375,000

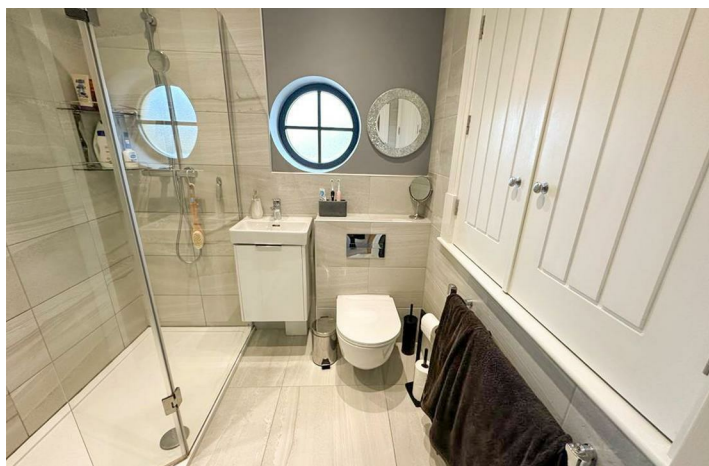
- THREE BED TERRACE
- PRIVATE PARKING
- GROUND FLOOR W.C
- UNDERFLOOR HEATING TO GROUND FLOOR
- EXCELLENT TRAVEL LINKS
- PRIVATE ENCLOSED GARDEN
- UTILITY ROOM
- ENSUITE
- CLOSE TO AMENITIES
- SEE IT, LOVE IT

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Occupying an enviable position within one of Cononley's most desirable modern developments, this beautifully presented Yorkshire stone home perfectly combines contemporary living with timeless character. Offering three versatile bedrooms, stylish interiors, landscaped gardens, private parking and an exceptional standard of finish throughout, this is a home ready to be enjoyed from the moment you step through the door.



Council Tax Band: C



PROPERTY DETAILS

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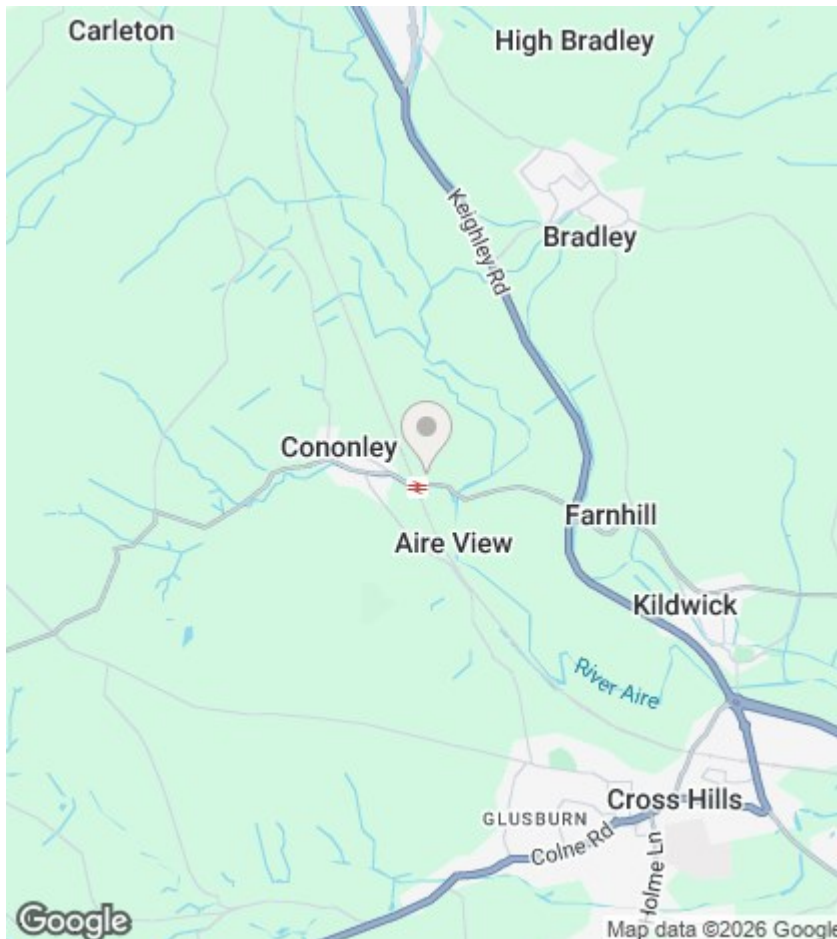
From its attractive stone façade to its thoughtfully designed interior, every aspect of this home has been carefully considered. A private driveway provides convenient off-road parking before the welcoming entrance hall introduces the quality found throughout, complete with a contemporary cloakroom/W.C and staircase rising to the first floor. The sitting room is a wonderfully inviting space where a large front window allows natural light to pour in, creating the perfect place to relax at the end of the day. Tastefully decorated in modern, neutral tones, it strikes an ideal balance between comfort and style. To the rear of the property, the accommodation naturally lends itself to modern family life and entertaining. The elegant dining room forms the heart of the home, providing ample space for everyday meals, dinner parties or simply gathering with family before opening directly onto the garden through French doors, seamlessly connecting the indoor and outdoor living spaces during the warmer months. The adjoining kitchen is both stylish and practical, fitted with sleek high-gloss cabinetry, quality work surfaces and integrated appliances, including a gas hob and electric oven. Thoughtfully planned to maximize both storage and workspace, it enjoys pleasant views over the rear garden, while a separate utility room provides valuable additional storage together with space for laundry appliances, keeping the main living areas beautifully uncluttered. The ground floor also enjoys underfloor heating.

The first floor continues the home's impressive presentation. The principal bedroom offers a peaceful retreat, complete with fitted wardrobes and a contemporary en-suite shower room finished to an excellent standard. A second generous double bedroom provides comfortable accommodation for family or guests, whilst the third bedroom is currently arranged as a dressing room but offers excellent flexibility as a nursery, home office or single bedroom, allowing the property to adapt to changing lifestyles. Completing the accommodation is a stylish house bathroom, beautifully appointed with quality tiling and a modern three-piece suite.

Outside, the rear garden has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space that is every bit as enjoyable as the accommodation within. A generous Indian stone patio provides the ideal setting for summer barbecues, alfresco dining or entertaining friends, while raised stone seating and a timber deck create additional areas to sit back and enjoy the sunshine throughout the day. Securely enclosed and offering an excellent degree of privacy, the garden also benefits from a substantial timber shed providing excellent storage for bicycles, garden equipment and outdoor furniture. To the front, the private driveway offers convenient off-road parking.

Location is undoubtedly one of the property's greatest assets. Cononley has long been regarded as one of the Aire Valley's most sought-after villages, offering the perfect blend of picturesque countryside and everyday convenience. Surrounded by beautiful walks and open scenery, the village enjoys a welcoming community, highly regarded primary school, local shop, traditional pubs, recreational facilities and a railway station providing direct services to Skipton, Leeds and Bradford. The Yorkshire Dales, Ilkley and the wider Aire Valley are all within easy reach, making this an exceptional location for commuters and outdoor enthusiasts alike.

Whether you're searching for your first home, looking to downsize without compromising on quality, or simply seeking a beautifully finished property in an outstanding village setting, Haw Croft offers a lifestyle as appealing as the home itself.



Viewings

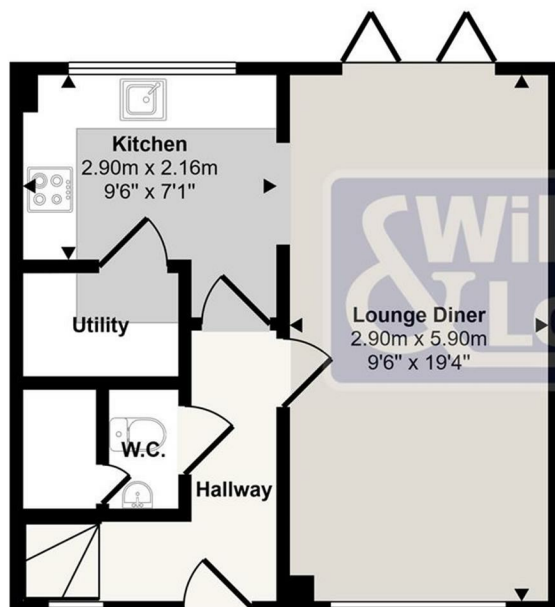
Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

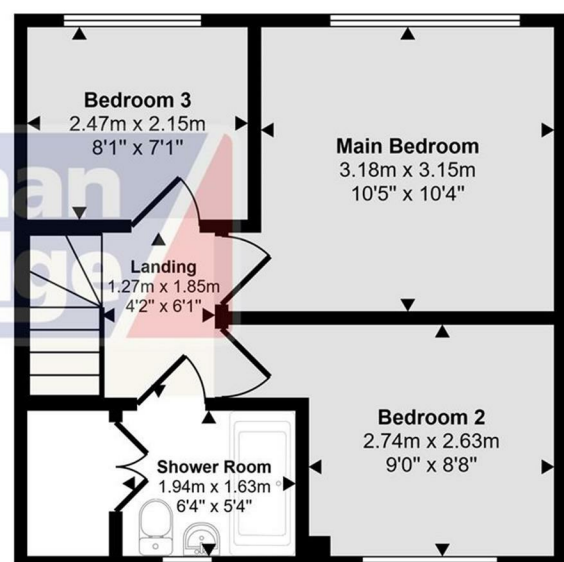
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft



First Floor
Approx 35 sq m / 373 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.