



**44 Oakworth Hall, Oakworth,  
Keighley, West Yorkshire, BD22  
7HZ**

**£140,000**

- EPC Rating Is D
- Two Bedrooms
- Enclosed Patio

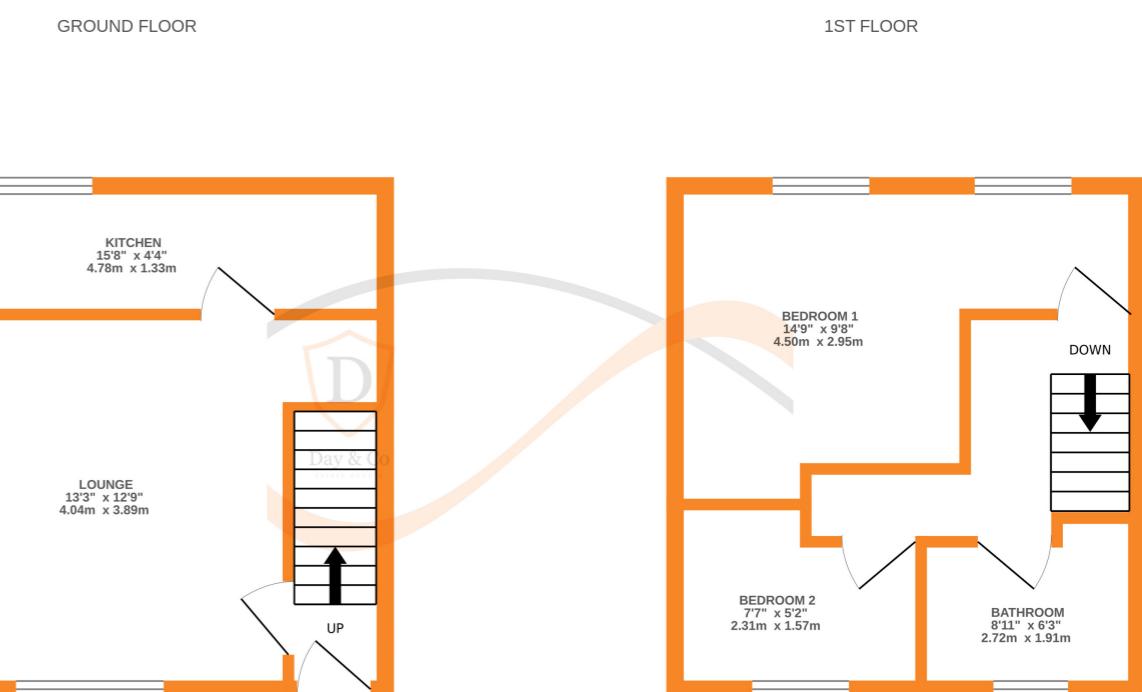
- Charming Terrace Cottage
- Modern Kitchen/Bathroom With Four Piece Suite
- Popular Village Location Of Oakworth/Excellent Access To Primary School

## SUMMARY

\*\*A CHARMING 2 BEDROOM TERRACE COTTAGE, EVER POPULAR VILLAGE LOCATION OF OAKWORTH WITH EXCELLENT ACCESS TO VILLAGE AMENITIES AND THE PRIMARY SCHOOL!!\*\* Having modern fitted kitchen, bathroom with 4 piece suite, front patio - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is D.

## FULL DESCRIPTION

Of interest to a variety of buyers is this charming two bedroom terrace cottage situated in the ever popular village location of Oakworth with excellent access to village amenities and the primary school. The accommodation comprises of an entrance hall, the spacious lounge has a living flame gas coal effect fire, double glazed window to the front, wall mounted dining table, access to a useful storage cellar (via a hatch). The kitchen has a range of modern base and wall mounted units, integrated oven, hob and extractor fan, double glazed window to the rear. To the first floor there are two bedrooms, both having built in wardrobes. The bathroom is a real feature of this property having a four piece suite comprising of a bath, shower cubicle, wash hand basin, WC, double glazed window to the front. externally there is a pleasant enclosed patio to the front. Viewing essential to fully appreciate, EPC rating is D.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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.  
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