



Day & Co
ESTATE AGENTS

28 Cavendish Street

Keighley

BD21 3RG



54 Buckworth Road, Oakworth,
Keighley, West Yorkshire, BD22
7FL

**OFFERS OVER
£200,000**

T: 01535 664609

W: www.dayandcoestateagents.co.uk

E: keighley@dayandcoestateagents.co.uk

- MODERN SEMI-DETACHED HOUSE
 - THREE BEDS (BED 1 EN-SUITE)
 - PARKING FOR TWO CARS
- ACCOMMODATION OVER THREE FLOORS
 - SOUTHERLY FACING ENCLOSED REAR GARDEN
 - EPC RATING B

SUMMARY

** A WELL PRESENTED 3 BEDROOM (MAIN EN-SUITE) MODERN SEMI-DETACHED FAMILY HOME, POPULAR MODERN DEVELOPMENT WITH EXCELLENT ACCESS TO LOCAL SCHOOLS!!** Having accommodation over 3 floors, enclosed rear garden, parking for two cars, VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC Rating Is B

FULL DESCRIPTION

Day & Co are pleased to be marketing for sale this well presented modern three-bedroom semi-detached home located on a popular development off Occupation Lane with excellent access to local schools. This property has accommodation arranged over three floors which is favoured by families, has two car parking spaces at the front and a southerly facing enclosed garden with patio to the rear. The accommodation briefly comprises of -

Ground Floor - Entrance, Spacious living Room has double glazed window to the front and a built in storage cupboard. The Dining Kitchen has a range of modern base and wall mounted units, integrated oven, hob, extractor fan, dishwasher, fridge, freezer, washer/dryer, double glazed patio doors to the rear garden. There is a separate WC on this level.

First floor- Landing, two Double Bedrooms and the house Bathroom having a three piece suite comprising of a bath with shower over, WC, wash hand basin, window to the side.

Upper Floor - Built in storage cupboard. Spacious main bedroom with fitted cupboards, window to the front. en-suite shower room having a shower cubicle, WC, wash hand basin, roof window.

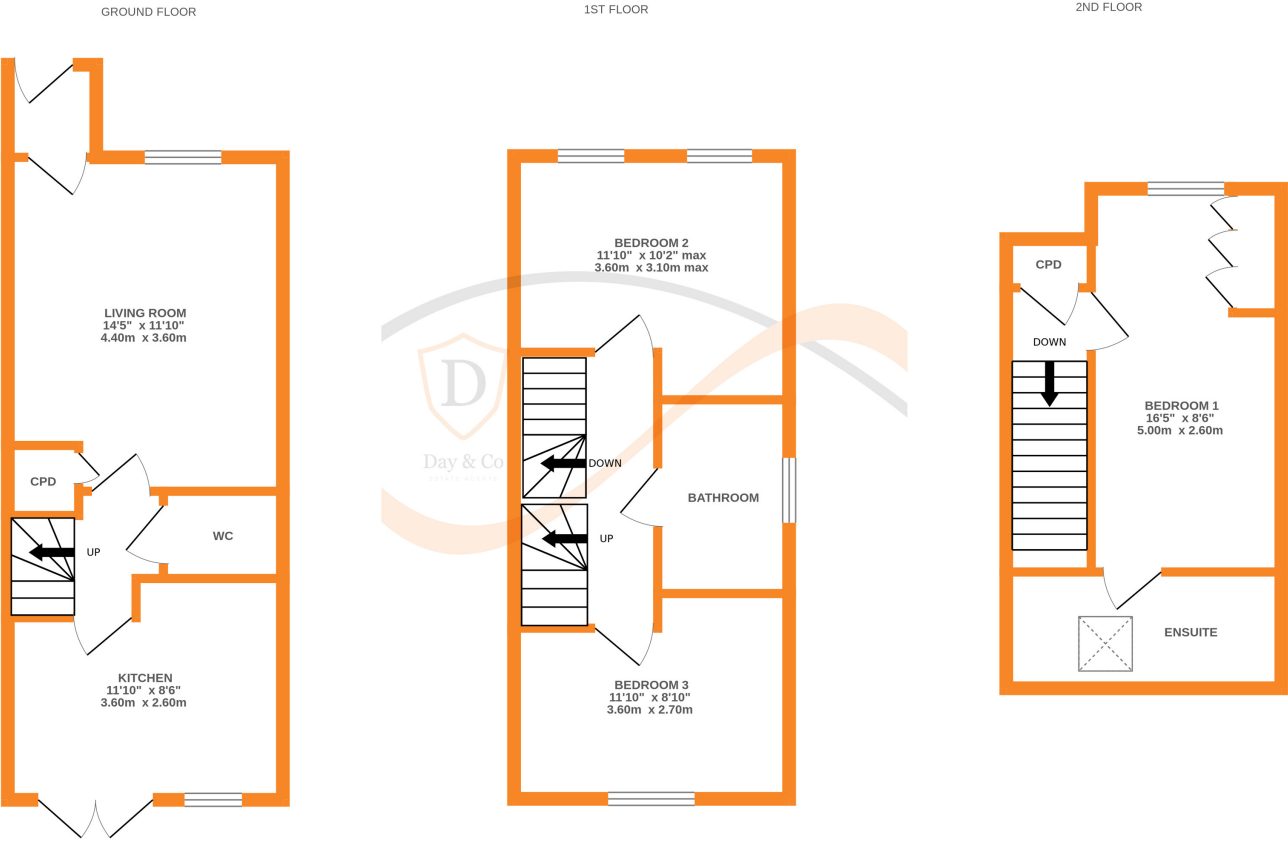
Gas central heating and double glazing.

Externally there are two car parking spaces at the front is a double drive to the front. To the rear is a southerly facing enclosed garden and patio.

Viewing essential to fully appreciate.

EPC Rating B

Agents Note - Yearly Estate Charge Currently £156.45



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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