



Day & Co
ESTATE AGENTS

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- SPACIOUS FOUR BED END TERRACE
- CINEMA/GARDEN ROOM WITH BI FOLDS
- INTERNAL VIEWING ESSENTIAL

- WELL PRESENTED ACCOMMODATION
- GATED DRIVEWAY TO SIDE
- EPC RATING E

SUMMARY

** DECEPTIVELY SPACIOUS, FOUR BEDROOM END TERRACE, INTERNAL VIEWING ESSENTIAL TO FULLY APPRECIATE THE WELL PRESENTED ACCOMMODATION, LOWER GROUND FLOOR CINEMA/GARDEN ROOM WITH BI FOLDS, GATED DRIVE TO SIDE PROVIDING AMPLE PARKING, DISTANT VIEWS, EPC RATING E **

FULL DESCRIPTION

Day & Co are pleased to be marketing this spacious, four bedroom family sized end terrace property having well presented accommodation over four floors which really must be viewed to be fully appreciated. John Street is situated within walking distance of the amenities in Oakworth and the local Primary School. This desirable property enjoys period style features along with modern day benefits and a real feature of this particular property is its lower ground floor with comprises of a stunning cinema/garden with bi folds to the rear garden (great room for entertaining), games room area, w.c., store room and utility room. In brief accommodation comprises :

Ground Floor - Entrance hall with feature radiator and stairs to first floor. Lounge - A pleasant reception room with period style open fireplace, feature detailing on the ceiling, windows to the front, Dining Kitchen - Spacious Kitchen Diner with stove fire, feature recess cupboard, range of modern wall and base units, worktops, sink, oven, hob, extractor hood, windows to the rear and side, entrance door.

Lower Ground Floor - Lobby area, two store cupboards, utility cupboard, w.c. with toilet and wash basin, Cinema/Garden room which is a great space for entertaining, bi folds opening to the rear garden.

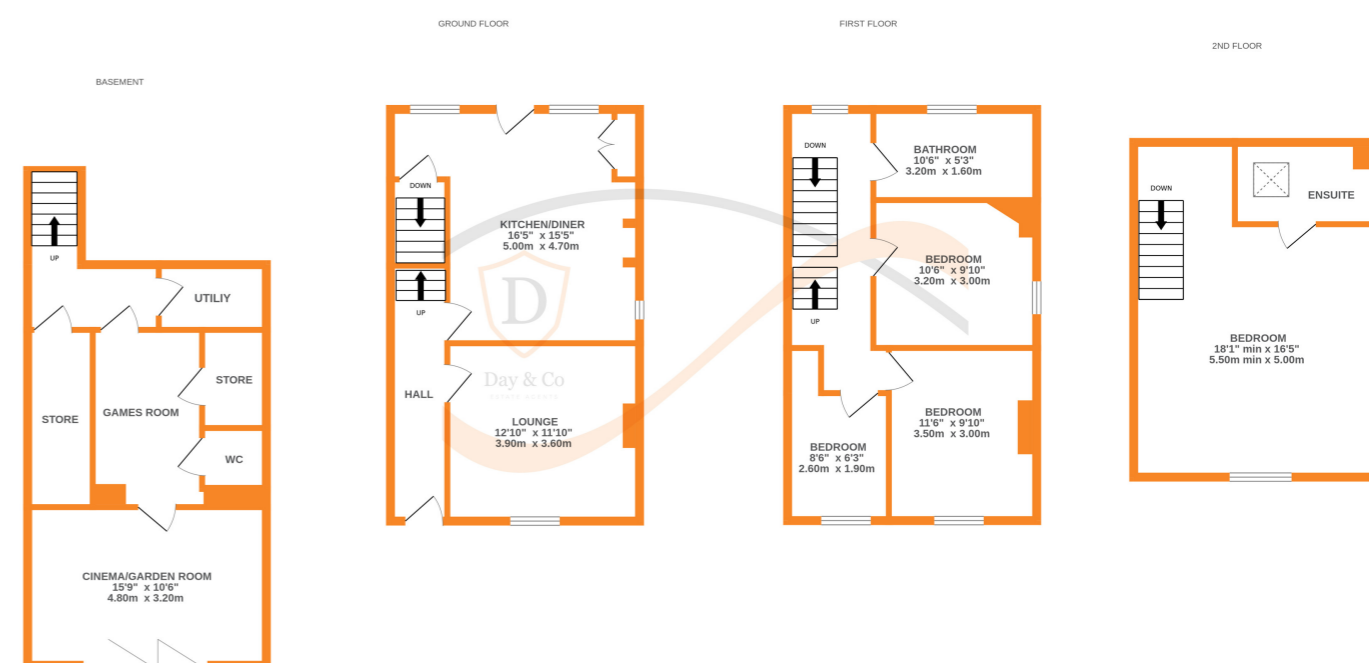
First Floor - Landing with window, Double bedroom with window to the rear, Double bedroom with period style ornamental fireplace and window to the side enjoying views, Single bedroom currently used as a study, house bathroom comprising of a rectangular bath, w.c., wash basin and window.

Second Floor - Large Bedroom with windows to the rear enjoying distant views, En-Suite shower room comprising of a shower, w.c., wash basin, roof window.

Gas Central Heating and Double Glazing.

Outside - Enclosed front patio. Driveway to the side providing ample parking, electric gates. To the rear there is great patio garden with outside bar. Above the cinema room is an enclosed patio with access from the hallway door.

EPC Rating E



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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