



Day & Co
ESTATE AGENTS

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£299,995

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- EPC rating is D
 - Three Bedrooms
 - Two Reception Rooms
 - Off-Road Parking/Popular Village Of Oakworth
- Deceptively Spacious Terraced Property
 - Accommodation Over Three Floors
 - Extensive Lower Ground Floor Workshop/Utility

SUMMARY

****A DECEPTIVELY SPACIOUS 3 BEDROOM TERRACE PROPERTY, POPULAR VILLAGE LOCATION OF OAKWORTH WITH EXCELLENT ACCESS TO VILLAGE AMENITIES!**** Having accommodation over 3 floors, 2 reception rooms, kitchen with integrated appliances, extensive lower ground floor workshop/utility, off-road parking, patio yard to front - **VIEWING ESSENTIAL TO FULLY APPRECIATE!!** EPC rating is D.

FULL DESCRIPTION

Viewing is essential to fully appreciate this deceptively spacious three bedroom terrace property situated in the popular village location of Oakworth with excellent access to village amenities and the primary school. The three storey accommodation comprises -

Lounge with living flame gas coal effect fire, double glazed window to the rear, radiator, access to a separate WC.. The dining room measures approximately 17ft7 in length and has double glazed window to the rear and radiator. The kitchen has a range of base and wall mounted units, integrated oven, hob and extractor fan, integrated dishwasher and fridge-freezer, two double glazed windows to the front, a staircase leads to a mezzanine area/home office.

To the lower ground floor is an extensive workshop/utility measuring approximately 35ft3 in length, having base and wall mounted units, radiator, window and door to the front and access to a keeping cellar and was used as a wine cellar.

To the first floor there are two double bedrooms, both with fitted wardrobes. There is a shower room on this level having a three piece suite comprising of a double shower cubicle, WC, wash hand basin.

To the second floor there is a good size attic bedroom with two double glazed Velux windows.

Gas Central Heating, New Boiler 2025, Double Glazing.

Externally the property has off-road parking to the rear and a front patio with a small cottage garden.

EPC rating is D.

Agents Note: If purchasing this property with a mortgage it is important to check with your chosen lender as this property is attached to commercial premises.

