



Day & Co
ESTATE AGENTS

28 Cavendish Street
Keighley
BD21 3RG



40 Maple Avenue, Oakworth,
Keighley, West Yorkshire, BD22
7HS

£260,000

T: 01535 664609

W: www.dayandcoestateagents.co.uk

E: keighley@dayandcoestateagents.co.uk

- Modern Semi-Detached House
 - Drive & Integral Garage
 - Far Reaching Views Over Fields
- 3 Beds, Potential To Become 4
 - Conservatory, Good Sized Rear Garden
 - EPC Rating C

SUMMARY

A WELL PRESENTED 3 BEDROOM (POTENTIAL TO BE 4) MODERN SEMI-DETACHED HOUSE, POPULAR VILLAGE OF OAKWORTH WITH EXCELLENT ACCESS TO THE PRIMARY SCHOOL!!** Having a drive, integral garage, generous size rear garden, conservatory, far reaching views over fields to the rear - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC RATING C.

FULL DESCRIPTION

An ideal purchase for the growing family is this spacious three bedroom (potential to become four) modern semi-detached house situated in the popular village location of Oakworth with excellent access to the primary school and far reaching views to the rear. The well proportioned accommodation which is arranged over two floors briefly comprises -

Ground Floor - Kitchen which has a range of modern base and wall mounted units, integrated oven, induction hob, and extractor hood, fridge freezer, dishwasher, plumb for washing machine, double glazed window and door to the front. Inner Hall with built in cupboard. There is a separate WC. The spacious lounge has a living flame gas fire, double glazed window to the rear, and double doors leading to a conservatory with glazed roof, double doors giving access to the garden.

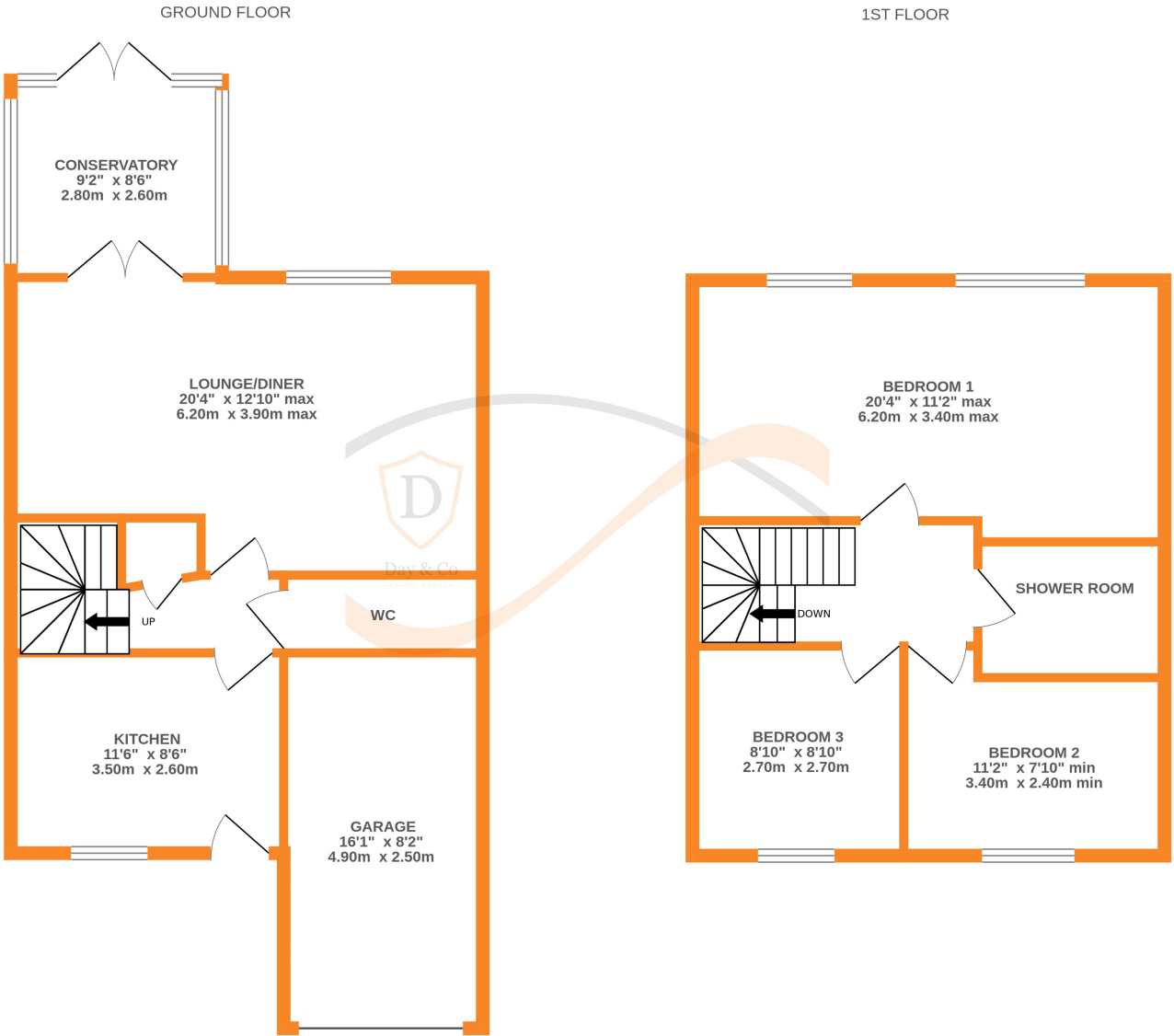
First Floor - Landing. The main bedroom which can be found at the rear is 6.2m wide and has potential to be split to become two bedrooms, two further bedrooms and the shower room has modern fittings with shower enclosure, w.c., vanity wash basin.

Gas central heating and double glazing.

Externally a driveway leads to the integral garage and there is a generous sized rear garden which is well worthy of an inspection with patio and views over fields.

Viewing essential to fully appreciate.

EPC Rating C.



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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