



Day & Co  
ESTATE AGENTS

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- MODERN DETACHED FAMILY HOME
- CONSERVATORY
- VIEWING ADVISED

- FOUR BEDROOMS, TWO RECEPTION ROOMS
- PLEASANT GARDENS, INTEGRAL GARAGE
- EPC RATING D

## SUMMARY

**\*\*A WELL PRESENTED SPACIOUS 4 BEDROOM (MAIN WITH EN-SUITE) DETACHED FAMILY HOME, POPULAR DEVELOPMENT IN OAKWORTH VILLAGE - EXCELLENT ACCESS TO THE PRIMARY SCHOOL!!\*\*** Having 2 reception rooms, conservatory, generous size rear garden, drive, integral garage - INTERNAL VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating Is D

## FULL DESCRIPTION

Day and Co are pleased to be marketing for sale this well presented, spacious four bedroom (main with en-suite) detached family home situated on this popular modern development in Oakworth village with excellent access to the primary school. An internal viewing is highly recommended to fully appreciate the well proportioned accommodation that briefly comprises -

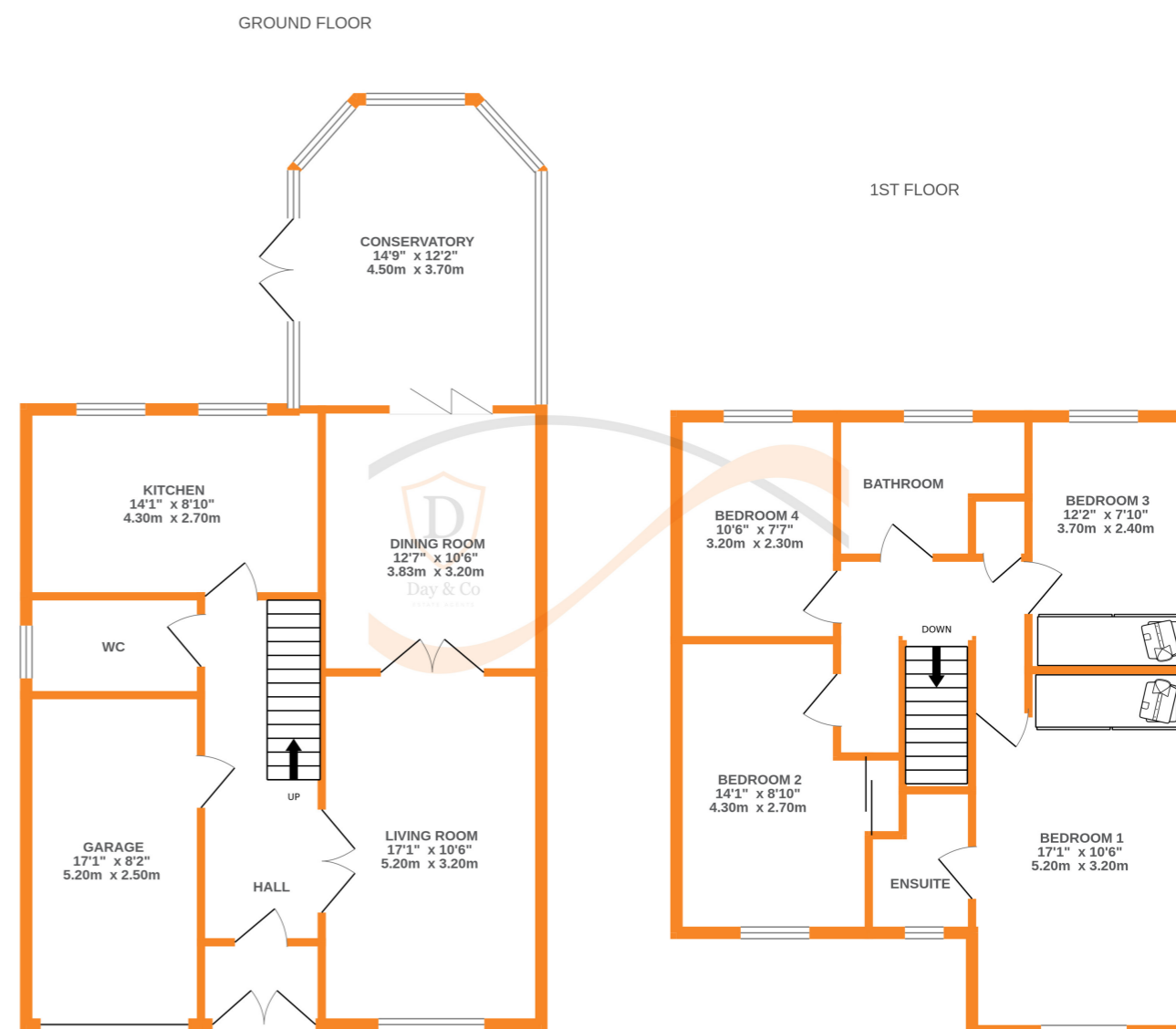
**Ground Floor** - Covered entrance with door to, Entrance hallway with spindled staircase to the first floor, under stairs cupboard, internal door to the integral garage, Cloakroom with low suite w.c and wash hand basin, Living Room with contemporary wood burning stove fire, glazed doors to, Dining Room with bi folding doors opening to the conservatory, Conservatory with double glazed windows and doors opening to the rear garden, wood burning stove fire, Kitchen with a modern range of wall and base units with worktop over, sink unit, range of well appointed appliances which include, electric oven, gas hob, extractor hood over, dishwasher, washing machine, fridge/freezer, wine cooler, views over the garden.

**First Floor** - Landing with useful store cupboard and loft hatch with drop down ladder leading to a boarded loft, Main Bedroom to the front with fitted wardrobes and En-Suite comprising of a shower enclosure, low suite w.c, wash hand basin extractor fan and window with frosted glass. Bedroom 2 with window to the front and fitted wardrobes, Bedroom 3 with fitted wardrobes and far reaching views. Bedroom 4 with view over the rear garden. House Bathroom comprising of bath with shower over and screen, wash hand basin, w.c., towel radiator and window to the rear.

Gas Central Heating & Double Glazing.

Outside - Garden to the front, driveway leading to an integral garage. Good size rear garden mainly of lawn with borders and paved patio.

EPC Rating D



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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