



Day & Co
ESTATE AGENTS

28 Cavendish Street

Keighley

BD21 3RG



41 Berrington Way, Oakworth,
Keighley, West Yorkshire, BD22
7SQ

£365,000

T: 01535 664609

W: www.dayandcoestateagents.co.uk

E: keighley@dayandcoestateagents.co.uk

- EXTENDED DETACHED FAMILY HOME
- SPACIOUS KITCHEN DINER
- LANDSCAPED GARDEN

- 4 BEDROOMS (BED 1 EN-SUITE)
- SITTING/GARDEN ROOM
- EPC RATING D

SUMMARY

** A BEAUTIFULLY PRESENTED, EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, MUCH IMPROVED BY ITS CURRENT OWNERS, SITTING/GARDEN ROOM WITH BI FOLDING DOORS & ORANGERY STYLE LANTERN ROOF, WELL APPOINTED SPACIOUS KITCHEN DINER WITH ISLAND, LANDSCAPED GARDENS, DOUBLE CAR DRIVEWAY, STORAGE GARAGE, POPULAR 'TAYWOOD' DEVELOPMENT IN OAKWORTH VILLAGE, EXCELLENT ACCESS TO THE PRIMARY SCHOOL, EPC RATING D **

FULL DESCRIPTION

Day & Co are pleased to be marketing for sale this well presented, four bedroom + study area, extended detached family home which has been much improved by the current owners situated on the popular 'Taywood' development in Oakworth village with excellent access to the primary school. This property features a well appointed modern fitted kitchen diner with island, a sitting/garden room with orangery style lantern roof and bi fold doors opening to a great landscaped garden to the rear along with a cosy living room to the front. An internal viewing is advised to fully appreciate this desirable property which has accommodation briefly comprising-

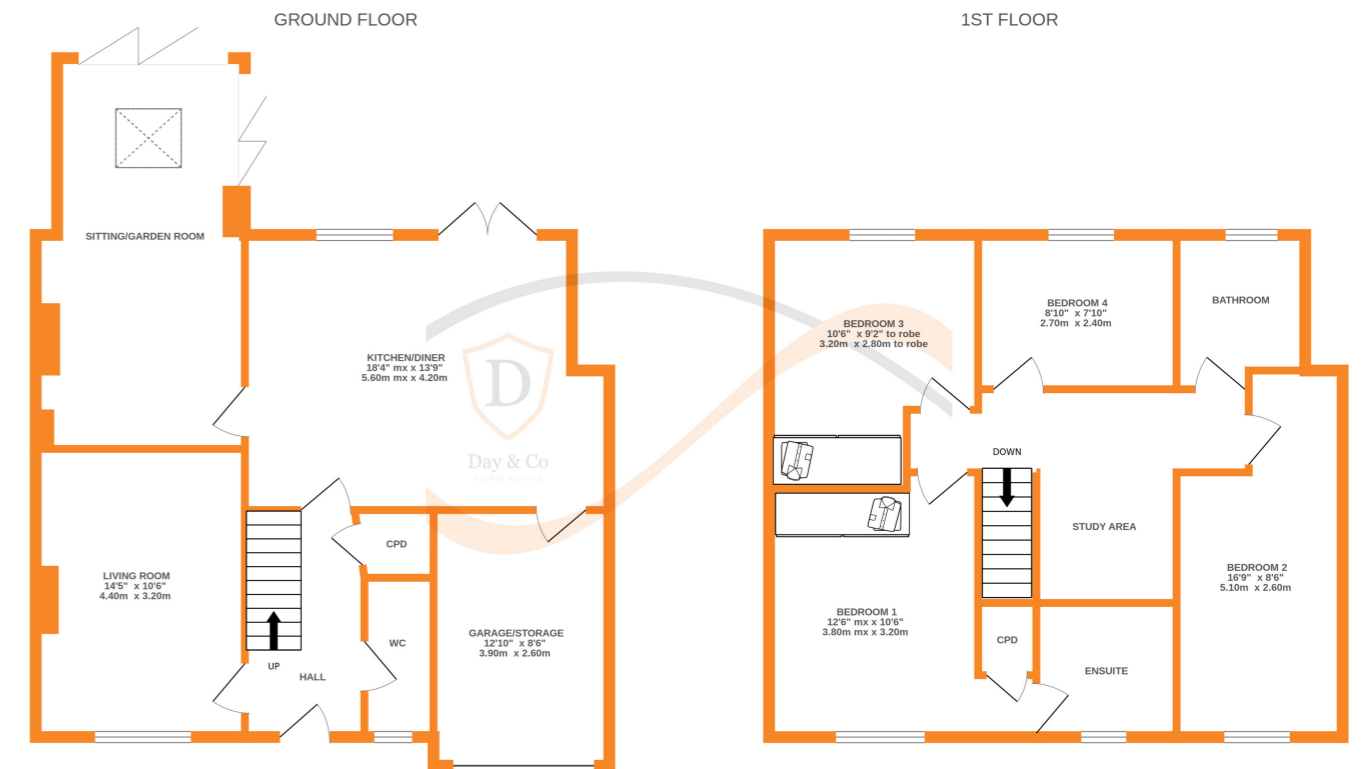
Ground Floor - An inviting Entrance Hallway, Cloaks/w.c with modern suite comprising of a w.c and wash hand basin, storage cupboard, Living Room with windows to the front elevation, Spacious Kitchen Diner with a well appointed range of modern wall and base units, counter worktops, island with sitting area, storage & beer fridge, range cooker, extractor hood, dishwasher, microwave, internal door leading to a storage garage, windows and double doors to the rear elevation, a real feature of this property is a great Sitting/Garden room with Orangery style lantern roof and double bi fold doors opening into the rear landscaped garden.

First Floor- Landing/Study area, Bedroom 1 can be found at the front with built in wardrobes and a good sized En-Suite Shower Room with modern fittings, there are Three further Bedrooms and completing the accommodation is the Family Bathroom which comprises of a rectangular bath with shower mixer tap and screen, , w.c., and wash hand basin.

Gas Central Heating & Double Glazing

Outside- Double car driveway, storage garage and front garden. To the rear are landscaped gardens well worthy of a viewing with patio and artificial grass areas.

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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