



Day & Co  
ESTATE AGENTS

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£325,000

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- THREE/FOUR BEDROOM END TOWN HOUSE
- OVERLOOKS LEEMING RESERVOIR
- DRIVEWAY & INTEGRAL GARAGE

- DESIRABLE MILL CONVERSION
- GREAT REAR GARDEN
- EPC RATING C

## SUMMARY

\*\* THREE/FOUR BEDROOM END TOWN HOUSE, DESIRABLE MILL CONVERSION OVERLOOKING LEEMING RESERVOIR, GREAT REAR GARDEN, DRIVEWAY & INTEGRAL GARAGE, BASEMENT CELLAR ROOM, EARLY VIEWING ADVISED, EPC RATING C \*\*

## FULL DESCRIPTION

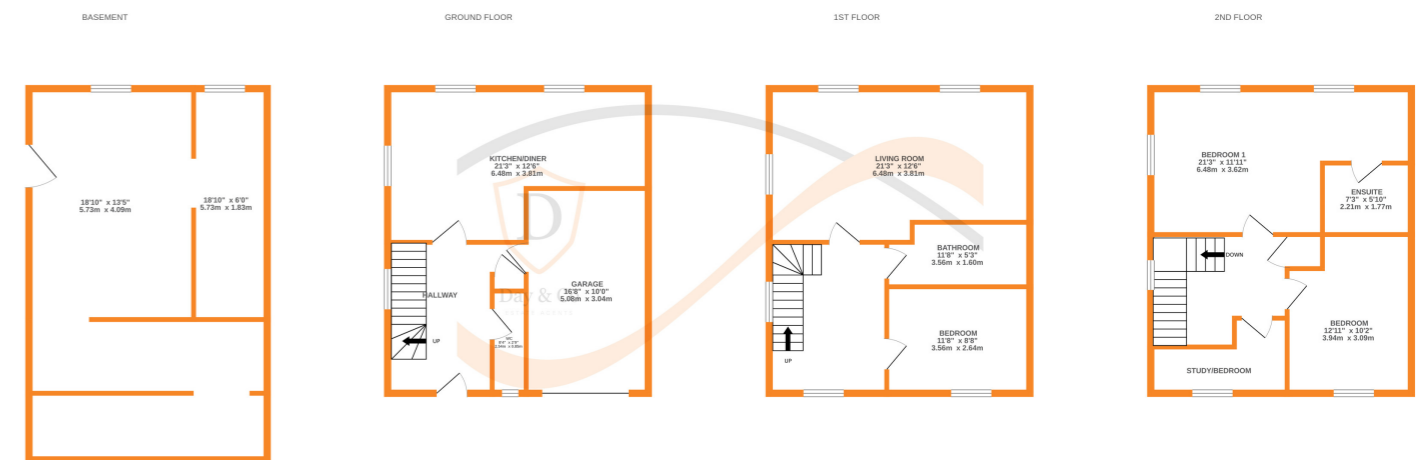
Well worthy of an internal inspection is this three/four bedroom end town house, in this desirable mill conversion on the banks of Leeming reservoir. Waterside Mill can be found in the sought after village of Oxenhope and enjoys stunning views overlooking Leeming Reservoir and beyond. The three storey accommodation comprises of an inviting entrance hallway which gives access to the integral garage, cloaks.w.c., Dining kitchen - An L shaped room with windows to the rear and side elevations, range of fitted base and wall mounted units, worktops, sink, integrated oven, hob, plumb for washing machine. First floor landing : Living Room - A good sized reception room with windows to the rear and side elevations enjoying views, wall mounted fire. House Bathroom - Having a modern white suite comprising of a rectangular bath, wash basin, w.c. Bedroom - Double bedroom with window to the front elevation. Upper Floor - Landing - The main bedroom has windows to the rear and side elvations again enjoying views, en-suite comprising of a shower, w.c., wash basin. Double bedroom with window to the front elevation, wash hand basin. Study/Small Bedroom with window to the front elevation. Gas Central Heating & Double Glazing. Outside - Driveway to the front providing parking and giving access to an integral garage. Steps to the side leading down to the rear garden. Basement Cellar with side entrance door, large cellar with windows to the front, cellars to the rear. Patio area enjoying views overlooking Leeming Reservoir and beyond. Saving the best till last is a great rear garden with lawn and borders which really must be viewed to be fully appreciated.

Agents Note - Yearly Maintenance fee. Last year Building insurance and public liability insurance for chimney : £660.50

Window cleaning 4 x p/a : £53.33

Cost : £713.83

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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