









Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Bogthorn, Oakworth, BD22

£160,000 Freehold

Two Bedroom Cottage





Bogthorn **BD22**

Key features:

Two Bedroom

Cottage

- Yard To The Front
- NO CHAIN
- Excellent Public

Transport Links

Character Features

Throughout

- Popular Residential
- Location
- Perfect For First Time
- **Buyers & Investors**
- Council Tax Band: A



Why you'll like it

We are delighted to offer for sale this charming two-bedroom cottage, located in a highly sought-after area with excellent public transport links, reputable nearby schools, and a wealth of local amenities. The property is presented in good condition throughout and is ideal for first-time buyers or investors seeking character and convenience.

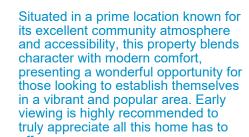
Upon entering, you are welcomed by a practical entrance porch, providing an inviting introduction to the home. The well-proportioned reception room is light-filled, featuring a large window that flood the space with natural light. Elegant wood floors and a characterful fireplace create a warm and inviting atmosphere, perfect for relaxing or entertaining guests.

The kitchen is designed to cater to the needs of modern living, offering built-in pantries for ample storage and benefitting from plenty of natural light, making it a pleasant space for meal preparation.

Upstairs, the accommodation comprises a generous double bedroom, providing a comfortable retreat, alongside a well-sized single bedroom, ideal as a guest room or for family use.

Externally, the property boasts a private yard to the front, offering a delightful spot for outdoor enjoyment and adding to the overall appeal.





PORCH

LOUNGE 16' 8" x 14' 7" (5.1m x 4.45m)

KITCHEN 9' 8" x 7' 0" (2.95m x 2.15m)

LANDING

BEDROOM ONE 11' 5" x 9' 2" (3.5m x 2.8m)

BEDROOM TWO 8' 10" x 8' 2" (2.7m x 2.5m)

BATHROOM 10' 0" x 5' 8" (3.05m x 1.75m)















MARTIN&CO

