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## Bogthorn, Oakworth, BD22

£160,000 Freehold

Two Bedroom Cottage

**Martin & Co Keighley**  
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## 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.

Situated in a prime location known for its excellent community atmosphere and accessibility, this property blends character with modern comfort, presenting a wonderful opportunity for those looking to establish themselves in a vibrant and popular area. Early viewing is highly recommended to truly appreciate all this home has to offer.

### 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)

