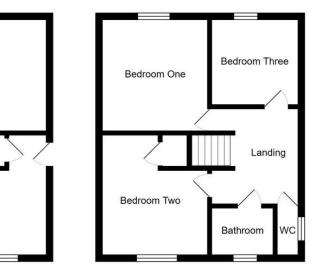


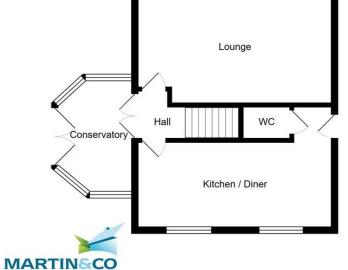


**Apsley Street, Oakworth, BD22** Offers Over £250,000

**Three Bedroom Detached** 

**EPC** Rating: C





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 an authority to make any property and make an appointment of the agent has any authority to make any 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.

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## **Apsley Street** Oakworth **BD22**

### **Key features:**

• Three Bedroom

#### Detached

- Gas Central Heating
- Integral Garage & Drive
- Popular Residential Location
- Large Garden
- Popular Residential
- Location
- Perfect Family Home
- New Boiler Installed

August 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	С	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Why you'll like it

A rare opportunity to purchase this unique three bedroom detached family home situated in the heart of this popular village of Oakworth. The property is close to village amenities and offers well proportioned accommodation over two floors. Viewing is essential!

This unique home benefits from; gas central heating, uPVC windows, a driveway plus ample off street parking and a private garden. A new A-rated boiler has also been installed August 2024 (5 years warranty).

The property is situated a short walk from Oakworth Primary school, village amenities and park whilst Keighley town centre is approximately 3 miles distant which has first rate shopping facilities and good transport links to the larger towns and cities of West Yorkshire.

LOUNGE 20' 8" x 11' 11" (6.3m x 3.65m) Large lounge with carpet flooring, large window providing ample natural light and feature fireplace

CLOAKS WC Comprising; WC, sink and ample storage

KITCHEN/DINER 20' 8" x 9' 0" (6.3m x 2.75m) Spacious kitchen/diner with ample wall and base units with integrated appliances including; Oven, hob and dishwasher. Ample space for a dining table and two window to the front with beautiful views

CONSERVATORY 12' 1" x 8' 0" (3.7m x 2.45m) Lovely, bright space to unwind overlooking the garden and double doors giving access to the outside.

BEDROOM ONE 11' 5" x 11' 11" (3.5m x 3.65m) Large double bedroom with carpet flooring and window to the rear

BEDROOM TWO 12' 3" x 12' 1" (3.75m x 3.7m) Large double bedroom with carpet flooring with window to the front and storage cupboard

BEDROOM THREE 9' 0" x 8' 10" (2.75m x 2.7m) Good sized third bedroom with carpet flooring and window providing ample natural light

BATHROOM Comprising; hand wash basin and shower over bath with tiled walls

SEPERATE WC With sink and ample storage

TO THE OUTSIDE The home is surrounded by private, low maintenance patio gardens.

GARAGE 18' 0" x 12' 1" (5.5m x 3.7m) There is a block paved driveway to the front leading to a good sized integrated garage with power, light, up and over door











