



Property Location



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.

Woodcote Fold, Oakwoth, BD22

£175,000 Leasehold

Five Bedroom Terrace

Martin & Co Keighley
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01535 669588
<http://www.martinco.com>





4 Woodcote Fold
Keighley
BD22 0QG

Key features:

- Five Bedroom Mid Terrace
- Gas Central Heating
- No Upward Chain
- Popular Residential Location
- Driveway & Integral Garage
- Ample Storage
- Perfect Family Home
- En-Suite



Why you'll like it

RARE OPPORTUNITY to purchase this Five Bedroom Terraced family home located in the heart of Goose Eye. Benefitting from; spacious accommodation over four floors, off street parking and gas central heating. Viewing is essential!
 You may never have heard of Goose Eye, which is tucked away in the countryside between Oakworth and Laycock, yet is around 10 minutes drive from Keighley station and that puts Leeds within less than an hour from home. Goose Eye is a well respected semi-rural hamlet situated between Oakworth, Laycock and Sutton tops, with the acclaimed Turkey Inn public house within close proximity and popular local walks and countryside virtually on the doorstep.
 Offered with no forward chain

ENTRANCE HALL

CLOAKROOM 4' 11" x 5' 6" (1.5m x 1.7m) With WC, hand wash basin and houses the boiler

KITCHEN/DINER 18' 8" x 14' 5" (5.7m x 4.4m) Spacious open plan kitchen/diner space with fitted kitchen including integrated appliances; Fridge, freezer, oven, hob and extractor hood. Two windows providing ample natural light and external door leading to the rear garden

LOUNGE/DINER 20' 4" x 14' 5" (6.2m x 4.4m) Large lounge spanning the width of the home with Juliette balcony to the rear providing ample natural light and double opening doors to the dining room

DINING ROOM 9' 2" x 15' 5" (2.8m x 4.7m) An excellent second reception room previously used as a dining room but could be converted into an office or a further bedroom if required

BEDROOM FIVE/STUDY 10' 2" x 5' 10" (3.1m x 1.8m) Single bedroom with window to the front

BEDROOM TWO 9' 4" x 13' 5" (2.85m x 4.1m) Double bedroom with window to the front and en-suite

ENSUITE Comprising; WC, hand wash basin and shower cubicle

BEDROOM THREE 10' 5" x 14' 5" (3.2m x 4.4m) Double bedroom with window to the rear

BEDROOM FOUR 12' 9" x 9' 6" (3.9m x 2.9m) Double bedroom with two window to the rear

BATHROOM 9' 10" x 5' 2" (3m x 1.6m) Family bathroom comprising; WC, hand wash basin, shower cubicle and bath with tiled walls and flooring

BEDROOM ONE 20' 8" x 17' 0" (6.3m x 5.2m) Large double attic bedroom with spotlights and two Velux windows

INTEGRAL GARAGE 8' 6" x 13' 9" (2.6m x 4.2m)

TO THE OUTSIDE to The front is a driveway leading to the integral garage To the rear a patio and pebbled area perfect for entertaining friends and family

