









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.

£175,000 Freehold

Three Bedroom Semi-Detached

Oakbank Avenue, Oakworth

**EPC** Rating: D



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Oakbank Avenue Keighley BD22

## **Key features:**

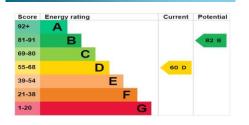
- Three Bedroom Semi-Detached
- Gas Central Heating
- Two Reception Rooms
- Cul-De-Sac Location
- Close To Local
- NO CHAIN

Amenities

Popular Residential

### Location

Ready To Move In





# Why you'll like it

\*NO CHAIN\* Exciting Opportunity to purchase this Three Bedroom Semi-Detached family home situated in this popular residential location with excellent access to local schools. Benefitting from; gas central heating, two reception rooms and garden. Viewing is essential!

Oakbank Avenue is a popular residential location giving access to local schools and amenities. There are regular bus routes into Keighley town centre where a wider range of shops and amenities can be found including bus and train station giving access to other local towns and cities.

### HALL

LOUNGE 15' 5" x 10' 9" (4.7m x 3.3m) Large lounge with window to the front providing ample natural light, feature fireplace and double doors to the dining room

DINING ROOM 11' 5" x 10' 5" (3.5m x 3.2m) Large dining room with feature fireplace, window to the rear garden









KITCHEN 10' 11" x 10' 5" (3.35m x 3.2m) Fitted kitchen with ample wall and base units, breakfast bar, tiled splashback and integrated oven and hob

### LANDING

BEDROOM ONE 11' 9" x 9' 10" (3.6m x 3m) Large double bedroom with new carpet flooring and window to the front providing ample natural light

BEDROOM TWO 10' 7" x 10' 0" (3.25m x 3.05m) Second double bedroom with window to the rear providing ample natural light

BEDROOM THREE 9' 0" x 5' 10" (2.75m x 1.8m) Third bedroom with window to the side

BATHROOM 9' 4" x 4' 11" (2.85m x 1.5m) Family bathroom comprising; WC, hand wash basin and shower over bath. Storage cupboard housing the boiler

TO THE OUTSIDE To the front is a lawn with pathway to the front door and side of the property To The rear is a tiered garden with two patio areas and a further artificial grassed area









