

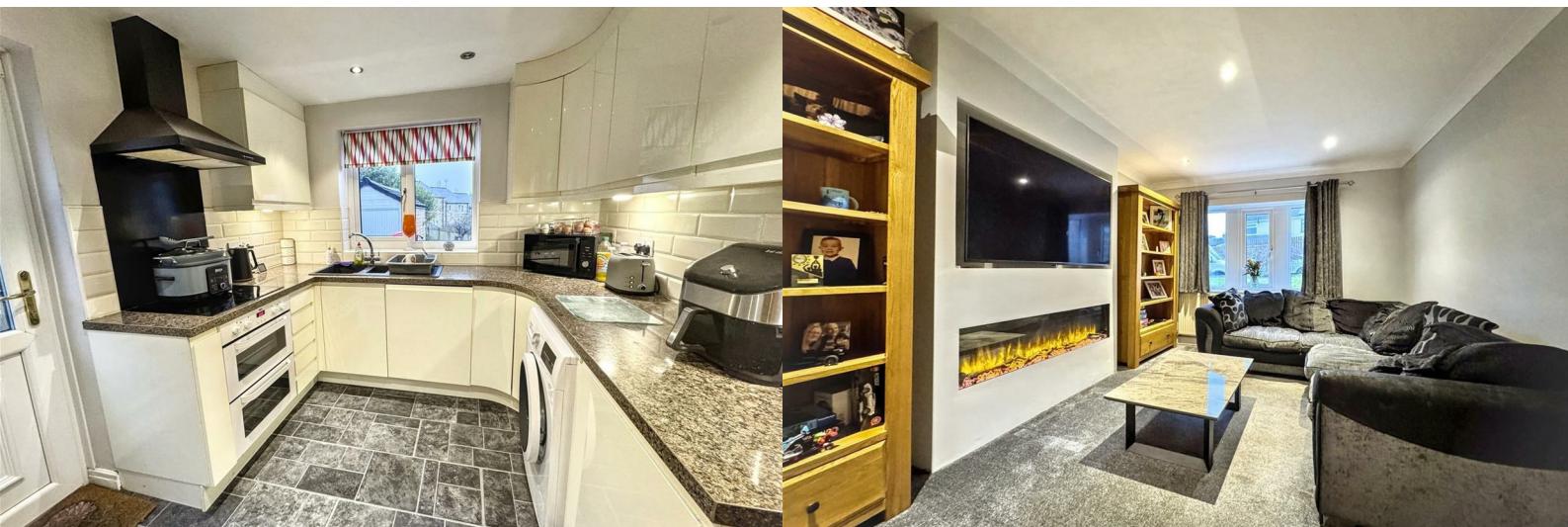


Davies Properties



1 Church Close
Oakworth, Keighley, BD22 7PS

Offers In The Region Of £280,000



1 Church Close

Oakworth, Keighley, BD22 7PS

Offers In The Region Of £280,000



Occupying an unusually large plot within a quiet cul-de-sac of just two properties, this well-presented three bedroom semi-detached home offers excellent family living space both inside and out, all set within the highly desirable village of Oakworth.

The property is entered via an entrance porch leading into a central hallway with access to a ground floor WC and useful under-stairs storage. To the front is a spacious lounge featuring a modern media wall and plenty of natural light. The fitted kitchen offers a contemporary range of units with integrated appliances, while the adjoining dining room provides an ideal family or entertaining space and opens through double doors into a bright conservatory overlooking the garden. French doors from the conservatory lead directly outside.

To the first floor are three well-proportioned bedrooms, making the property ideal for families or those requiring home office space. The house bathroom is fitted with a four-piece suite, including a bath and separate shower cubicle.

Externally, the property truly stands out. The generous plot wraps around the home, with gardens to the front, side and rear. The rear garden features a lawn, patio seating areas, pond and rockery garden, offering a variety of usable outdoor spaces rarely found with similar properties. A long driveway provides parking for multiple vehicles and leads to a garage with power. Further parking is available, with neighbouring permissions in place for shared use of part of the driveway.

Additional benefits include solar panels and previously approved planning permission for a loft conversion (granted July 2022), presenting excellent scope for future expansion, subject to conditions.

Situated in a popular village location with a strong community feel, this is a superb opportunity to acquire a family home with exceptional outdoor space and future potential. Viewing is highly recommended!

GROUND FLOOR

Porch

With a uPVC double glazed entrance door.

Hallway

A welcoming entrance hall with a central heating radiator and stairs ascending to the first floor.

Living Room

10'4" x 15'1" (3.15m x 4.60m)

With a uPVC double glazed window to the front elevation, a central heating radiator and modern media wall.

Kitchen

8'8" x 8'8" (2.64m x 2.64m)

With a range of modern high-gloss wall and base units with work-surfaces over and tiling to the splash-backs, integrated double electric oven with ceramic hob and extractor hood overhead. Composite one and half-bowl sink unit, plumbing for a washing machine, uPVC double glazed window to the rear elevation and a uPVC double glazed entrance door leading out to the side elevation.

W/C

2'8" x 5'2" (0.81m x 1.57m)

With a uPVC double glazed window to the side elevation, W/C, corner sink unit and a chrome heated towel rail.

Dining Room

9'2" x 12'5" (2.79m x 3.78m)

With a central heating radiator and French doors leading into the conservatory.

Conservatory

9'3" x 10'8" (2.82m x 3.25m)

With uPVC double glazed door and windows, tiled flooring and a central heating radiator.

FIRST FLOOR

Landing

With a uPVC double glazed window to the side elevation and a loft hatch.

Bedroom 1

10'0" x 14'4" (3.05m x 4.37m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

10'0" x 12'9" (3.05m x 3.89m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom 3

7'10" x 8'6" (2.39m x 2.59m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

7'10" x 8'7" (2.39m x 2.62m)

With a four-piece suite comprising of panelled bath, separate shower cubicle with electric shower, half-pedestal wash basin and W/C. uPVC double glazed window to the rear elevation and a useful storage cupboard housing the combi-boiler.

EXTERIOR

The property benefits from a generous driveway providing ample off-road parking for multiple vehicles, complemented by a lawned garden to the front. The driveway extends along the side of the property, leading to a single detached garage.

To the rear, the garden features a patio area and an additional lawned section, beyond which lies a pond and a further expansive garden. The current owners are in the process of enhancing this area with decorative wood chippings. This substantial outdoor space offers excellent versatility, subject to any necessary planning consents, and provides an ideal setting for outdoor entertaining during the summer months.

ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Council Tax Band: D

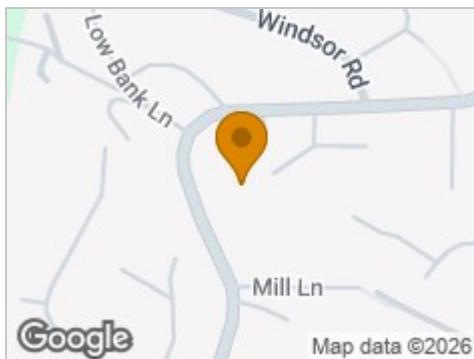
~ Parking: Large driveway providing ample off-road parking for several vehicles leading to a single detached garage.

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



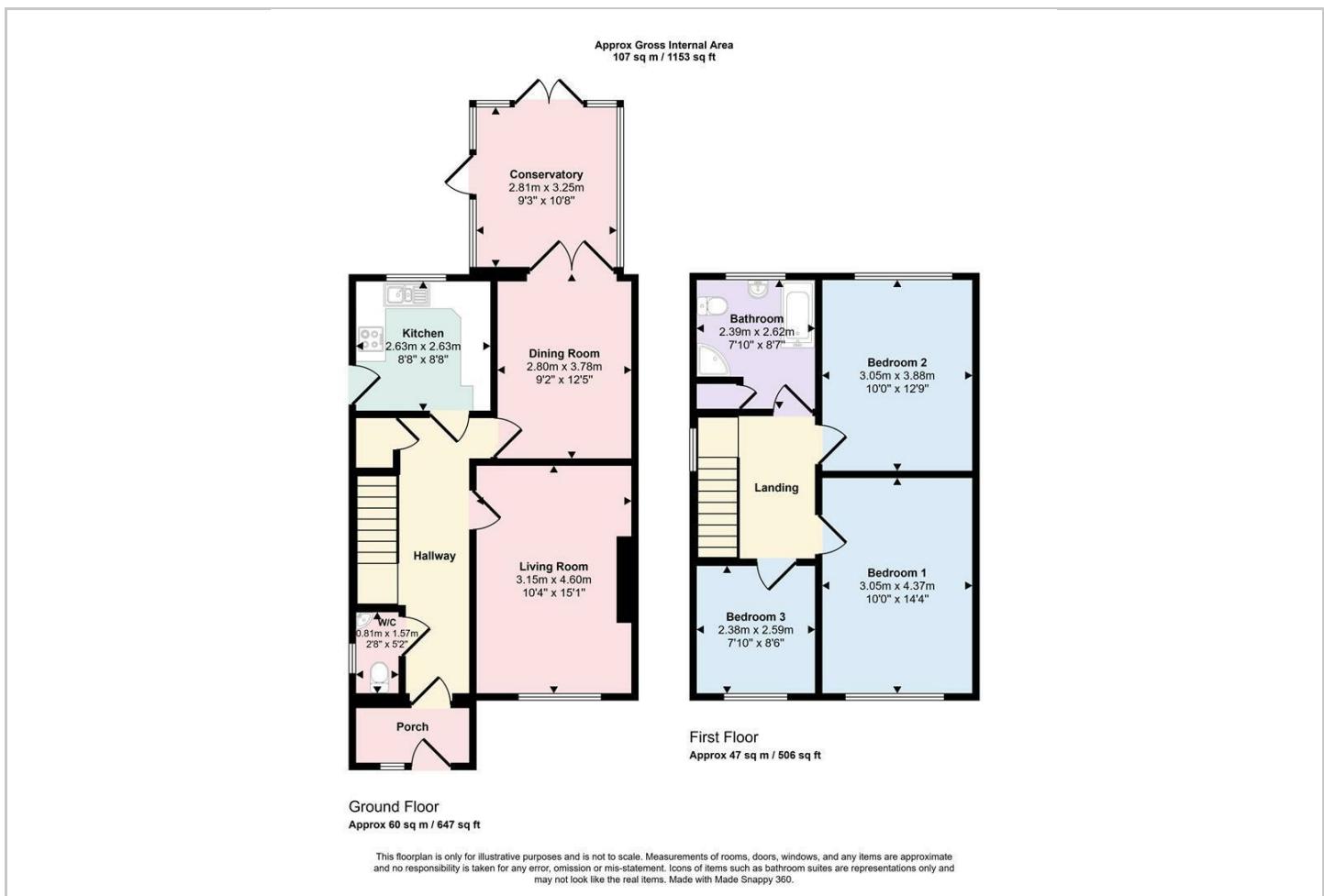
Hybrid Map



Terrain Map



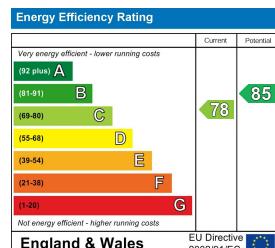
Floor Plan



Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

42 North Street, Keighley, West Yorkshire, BD21 3SE

Tel: 01535 872018

Email: info@davies-properties.co.uk

Web: www.davies-properties.co.uk