



Davies Properties



88 Church Street

Oakworth, Keighley, BD22 7PP

Offers Over £170,000



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A well-presented two bedroom cottage occupying a pleasant position in the heart of the popular village of Oakworth. Having undergone significant modernisation by the current owners within the last two years, the property now offers contemporary fixtures and fittings throughout whilst retaining its characterful cottage appeal.

The ground floor provides an open-plan living and kitchen area, creating a sociable and versatile living space. To the first floor are two bedrooms and a family bathroom.

The property is particularly notable for its outdoor space. To the front is an attractive low-maintenance cottage-style garden. To the rear, the garden extends to approximately 36 metres in length and is arranged across three sections: a patio area, a generous lawned section, and a further tier laid with slate chippings - providing a varied and practical outdoor space well suited to entertaining.

Oakworth is a sought-after village offering a well-regarded primary school, local shops, and everyday amenities. Regular bus services provide convenient access to Keighley town centre. The village is also home to Oakworth Station on the historic Keighley & Worth Valley Railway.

The property would suit a range of buyers, including first-time purchasers and those seeking a buy-to-let investment. Early viewing is strongly recommended to avoid disappointment.

GROUND FLOOR

Living Room

11'5" x 13'10" (3.48m x 4.22m)

A characterful living room featuring an inglenook-style fireplace as a focal point, complemented by exposed ceiling beams. Further benefits include a central heating radiator and a uPVC double glazed window and entrance door to the front elevation.

Kitchen

11'7" x 9'5" (3.53m x 2.87m)

A modern fitted kitchen comprising a range of matching wall and base units with work surfaces over and tiled splashbacks. The kitchen features a one-and-a-half bowl composite sink with swan-neck mixer tap, a single electric oven with ceramic hob and recirculating extractor hood over, and integrated washer/dryer and fridge/freezer. Further benefits include recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

With loft hatch.

Bedroom 1

11'5" x 9'3" (3.48m x 2.82m)

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

Bathroom

5'7" x 4'7" (1.70m x 1.40m)

With a three-piece suite comprising of a vanity sink unit, W/C and shower cubicle, tiling to the splash-backs and a chrome heated towel rail and extractor fan.

Bedroom 2

8'10" x 7'11" (2.69m x 2.41m)

With a uPVC double glazed window to the rear elevation, built-in cupboard housing the combi-boiler and a central heating radiator.

EXTERIOR

To the front of the property is an attractive low-maintenance cottage-style garden. To the rear, the garden extends to approximately 36 metres in length and is arranged across two tiers, comprising a patio area, a generous lawned section, and a further tier laid with slate chippings. Together these spaces create a versatile outdoor environment well suited to alfresco entertaining.

OTHER INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: B
- ~ Parking: On-street, no permit required
- ~ 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



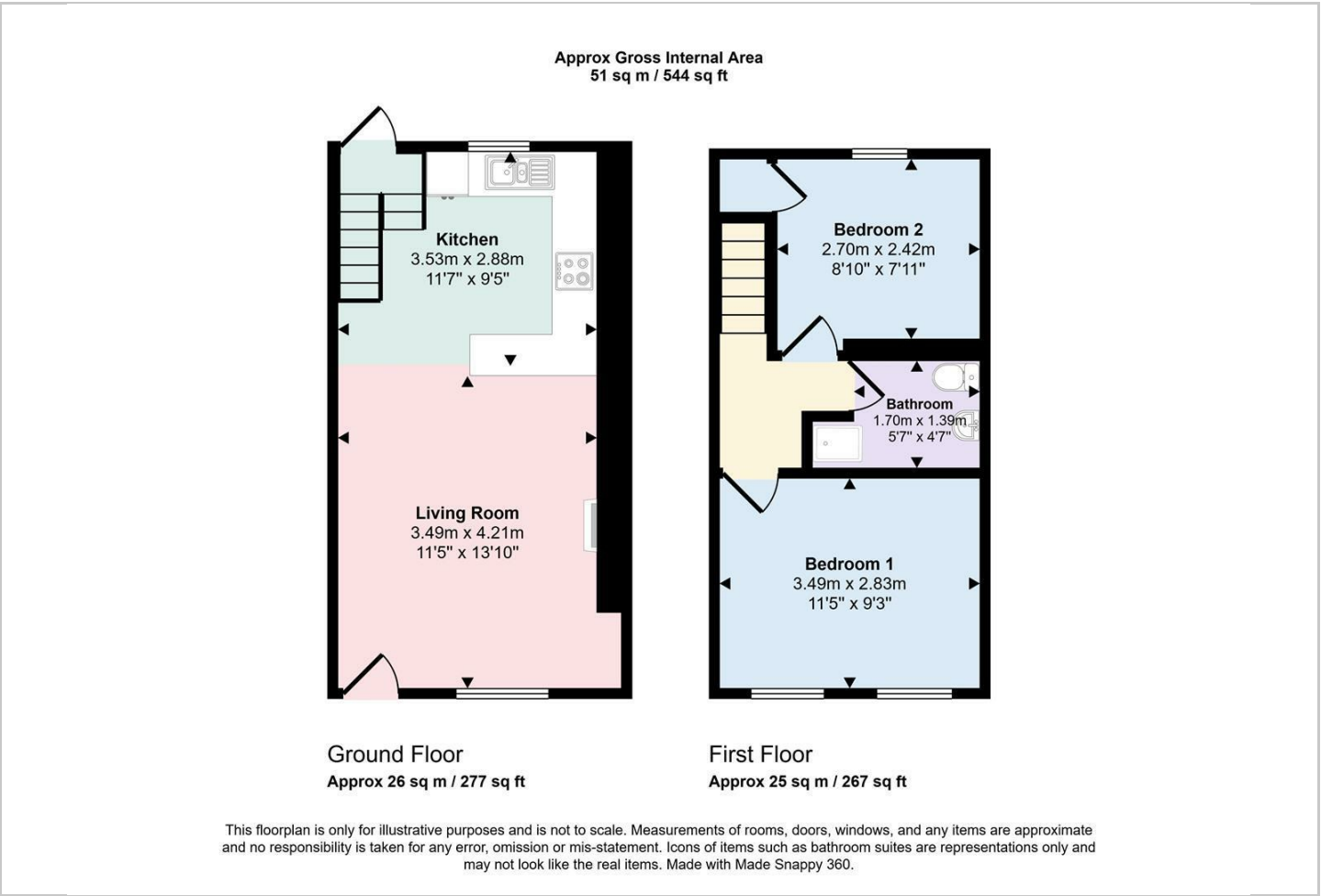
Hybrid Map



Terrain Map



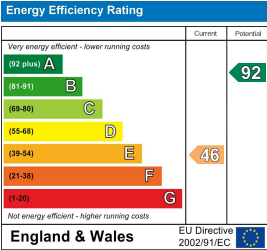
Floor Plan



Viewing

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

Energy Efficiency Graph



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