



Yate Lane, Oxenhope Keighley BD22 9HL

holroyds

welcome to

Yate Lane, Oxenhope Keighley

A substantial detached bungalow pleasantly situated in a sought-after village location, tucked away just off Yate Lane and enjoying far-reaching views across open fields to the front. Offering spacious and versatile accommodation.



Entering the property, you are welcomed into a spacious entrance hall with a useful storage cupboard, ideal for coats and shoes, providing access to the main living accommodation.

The living room is a generously proportioned and versatile space, forming the heart of the home and providing access to the principal living accommodation. Offering plenty of room for a range of furniture, providing a welcoming space for entertaining. Double sliding doors open into the sun room, offering a wonderful additional reception space to relax and enjoy the surrounding views.

The newly fit kitchen is presented to a high standard with a range of modern base units and integrated appliances including an electric hob, oven and extractor fan, together with space and plumbing for a washing machine. There is ample room for a dining table and chairs, making it a fantastic space for family meals and entertaining. Double doors lead directly onto a decked seating area, while stairs from the dining area provide access to the lower ground floor.

The lower ground floor offers excellent versatility and is currently used by the present owners as a fourth bedroom. This level also benefits from a utility room and a separate WC, making it an ideal space for guests, teenagers, a home office or multi-generational living.

Completing the main accommodation are three well-proportioned bedrooms and the house bathroom, which comprises a three-piece suite including a bath with shower over, wash hand basin and WC.

Externally

Statement



view this property online holroydsestateagents.co.uk/Property/KEI105136



welcome to

Yate Lane, Oxenhope Keighley

- Substantial Detached Bungalow
- Sought After Village Location
- Spacious Living Room
- Modern Kitchen
- Versatile Lower Ground Floor

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/KEI105136



Property Ref:
KEI105136 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

holroyds



01535 610021



keighley@holroydsestateagents.co.uk



59 North Street, KEIGHLEY, West Yorkshire,
BD21 3SL



holroydsestateagents.co.uk