DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Offers over £315,000

- Individually designed detached
- Three bedrooms
- Two bathrooms
- Lounge
- Dining kitchen
- Single garage
- Large gardens
- UPVC double glazing
- Gas fired heating

2 Thorn Bank Avenue, Oakworth, Keighley, BD22 7LD

A beautifully presented, individually designed, three bedroomed detached house pleasantly situated on the edge of this sought after village.

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2 Thorn Bank Avenue, Oakworth, Keighley, West Yorkshire, BD22 7LD

Bradford 10 miles, Skipton 11 miles, Leeds 26 miles (all distances approximate)

General remarks

This individually designed detached house offers accommodation over three floors and briefly comprises, entrance porch with cloaks/w.c., lounge, dining kitchen, pantry, to the lower ground floor, two bedrooms and shower room, to the first floor, master bedroom suite with fitted wardrobes and en suite bathroom. Outside, generous sized plot principally lawned with shrubs, driveway and single garage.

In our opinion this home has been tasteful decorated throughout with UPVC double glazing and gas fired heating, quality fixtures and fittings and truly a home which can only be fully revealed from an internal inspection, a home that can provide for the family or couple and is of a refreshingly different design.

On the edge of the village of Oakworth which has an array of every day facilities including a popular first school, mini supermarket, golf club and park. Keighley town centre is approximately a five minute drive away and has larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Local Authority & Council Tax Band
The City of Bradford Metropolitan District Council
Council Tax Band D.

Tenure, Services & Parking
Freehold. Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler. Single garage and driveway parking.

Directions

From the North Street office into the High Street, across the roundabout and into Oakworth Road, continue up Oakworth Road for approximately a mile and a half then turn right into Woodview Road, continue to the top then turn right into Thorn Bank Avenue, the property is the first on the right hand side.

what3words

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Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

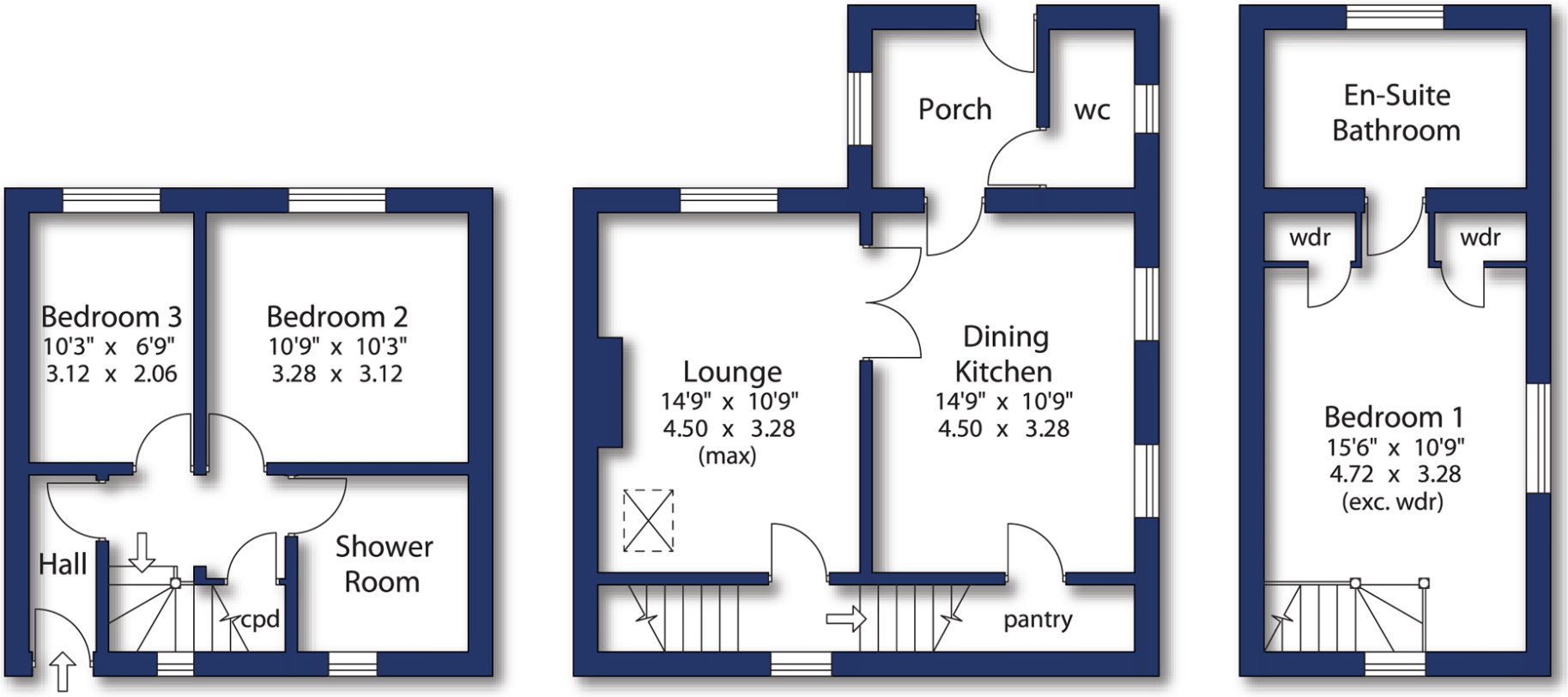
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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