



## Guide Price £550,000

- Extended mistal
- Five bedrooms
- Two reception rooms
- Breakfast kitchen
- Flexible accommodation
- UPVC double glazing
- LPG gas heating
- Good sized gardens
- Ample parking
- Garage
- No chain

### Black Moor Croft, Black Moor Road, Oxenhope, Keighley, BD22 9SR

A former Mistal, converted and extended to provide a substantial five bedroomed home delightfully situated in this rural location above Oxenhope village.

75 North Street, Keighley, West Yorkshire, BD21  
3RZ

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## Black Moor Croft, Black Moor Road, Oxenhope, Keighley, BD22 9SR

Bradford 9 miles, Skipton 14 miles, Leeds 14 miles (all distances approximate)

### General remarks

Black Moor Croft offers substantial flexible accommodation over one floor and briefly comprises, entrance hall, sitting room, breakfast kitchen with dining area, two bedrooms, shower room,

utility and porch, a further three bedrooms with lounge, the fifth bedroom also has potential to be a reception room, study and bathroom. Outside side, driveway to the property with pebbled yard, ample parking, garage and gardens to the rear and side. A home which offers flexible accommodation with the potential to have two wings for an independent relative or as one big family home, with quality fixtures and fittings throughout, UPVC double glazing, LPG gas heating, this is a property which can only be fully revealed from and internal inspection.

Delightfully situated on the moors outside the village of Oxenhope but only a short drive away from the village which has a popular first school, mini supermarket and various public

houses. Keighley is approximately five miles distant with its 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 E.

Tenure, Services & Parking  
Freehold. Mains electricity, Borehole and Septic Tank. Domestic heating is from LPG gas. Ample parking, garage.

Internet and Mobile Coverage  
Information obtained from the Ofcom website indicates that an

## Directions

From our North Street office into South Street, continue into Halifax Road, up to the crossroads then turn right into Haworth Road, continue on Haworth Road then turn left into Hebden Road, continue on to the traffic calmer then turn left into Brow Top Road then right into Black Moor Road, continue up Black Moor Road passing the quarry, the property can then be seen on the left hand side identified by a for sale board, follow up the track where the property is on the left.

what3words

## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band E

## Tenure, Services & Parking

- Freehold
- Mains Electric, Borehole and Septic Tank. LPG Gas Heating.
- Driveway & Garage

## 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.

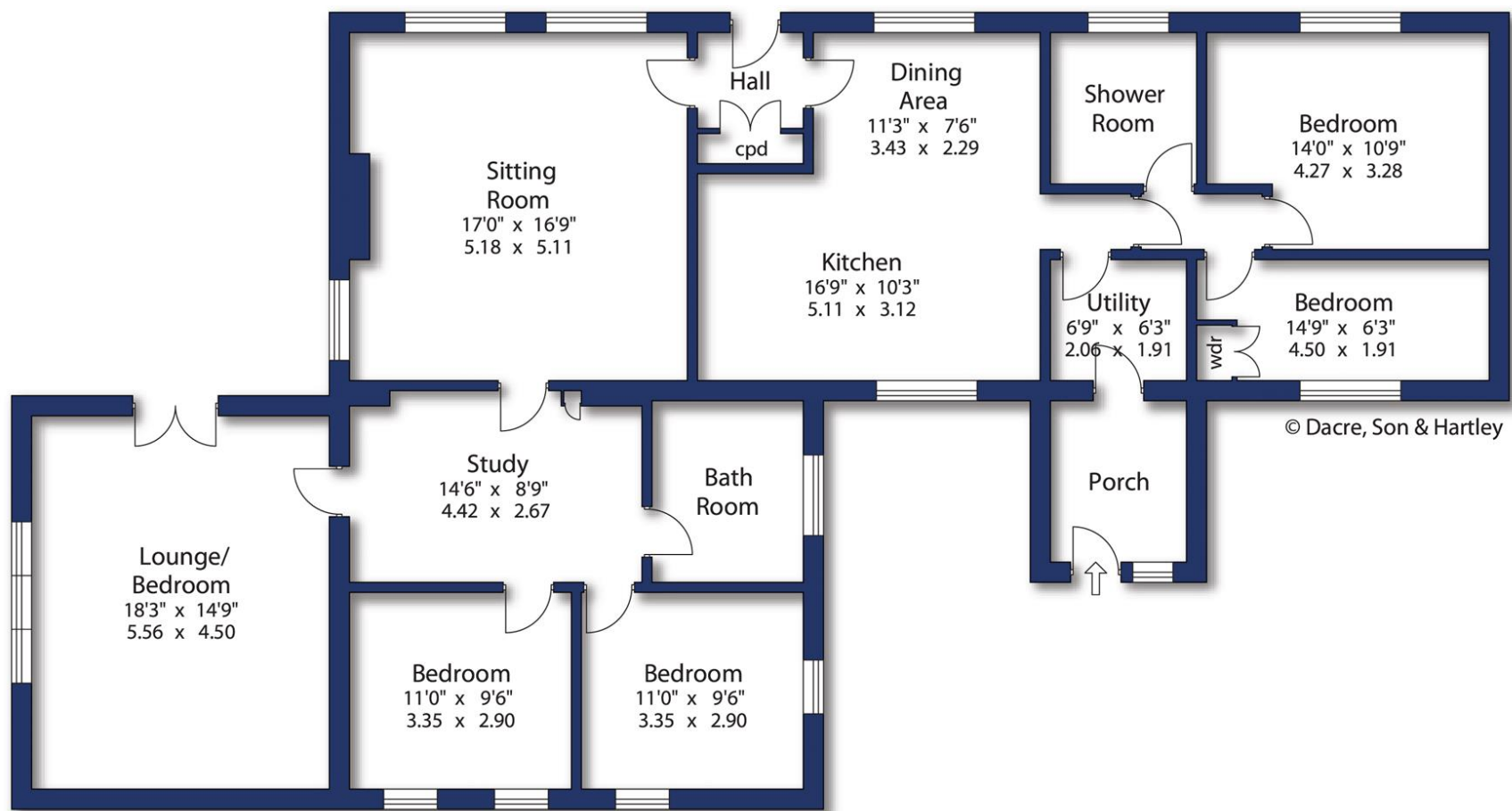
## Referral fees

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



**Disclaimer** 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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