



Guide Price £190,000

- End terrace
- Two bedrooms
- Living kitchen
- Utility
- Integral garage
- Modern shower room
- Parking to rear
- UPVC double glazing
- Gas fired heating
- No chain

35 Upper Town, Oxenhope, Keighley, BD22 9LP

A well presented two bedroomed end terraced property delightfully situated in the centre of the village of Oxenhope.

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3RZ

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35 Upper Town, Oxenhope, Keighley, West Yorkshire, BD22 9LP

Bradford 9 miles, Skipton 14 miles, Leeds 22 miles (all distances approximate)

General remarks

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

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

Internet and Mobile Coverage
Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

This well presented end terrace house offers accommodation over three floors and briefly comprises, entrance hall, Utility room under stairs and separate w.c., and integral garage. To the first floor, living kitchen with dual aspect windows, modern units with integrated fridge freezer, oven and hob, solid fuel stove. To the second floor, landing with two bedrooms and shower room. Outside, small seating area and off street parking. The property includes UPVC double glazing and gas fired heating, the property is offered with no onward chain.

Delightfully situated in the centre of this sought after village, convenient for local amenities which include a mini supermarket, popular first school and various pubs and clubs. Keighley town centre is approximately five miles distant which offers larger

Directions

From our North Street office into the High Street then left into South Street, continue along South Street and into Halifax Road, continue up to Cross Roads, at the roundabout turn right into Haworth Road, continue down Haworth Road then turn left into Hebden Road, go through the traffic calmer into Hebden Bridge Road, straight forward at the roundabout, follow the road round to the left then straight forward passing the cricket field on the right, as you turn around the corner the property can be seen on the corner of Hebden Bridge Road.

what3words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are connected
- Off street parking and 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.

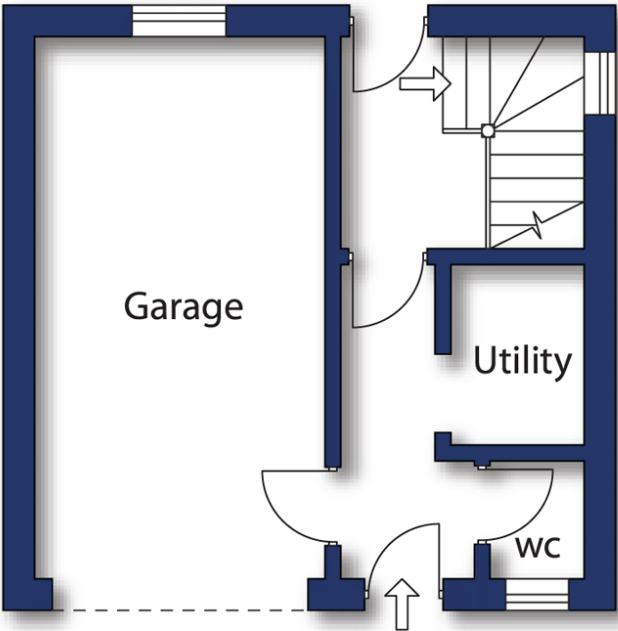
Referral fees

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.

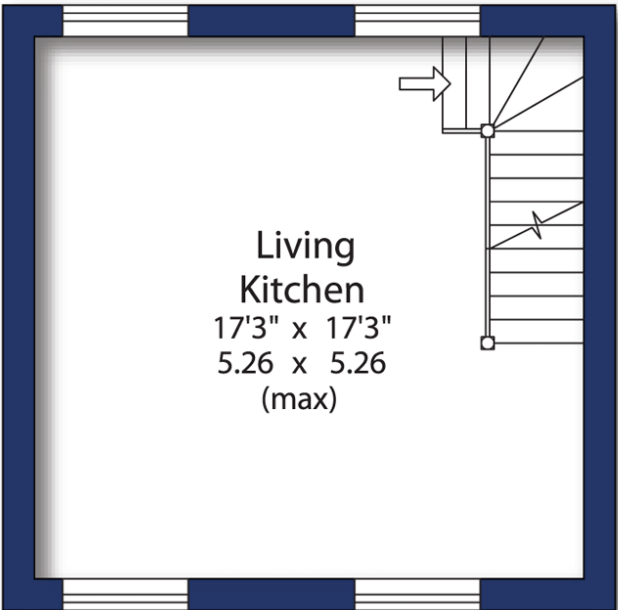
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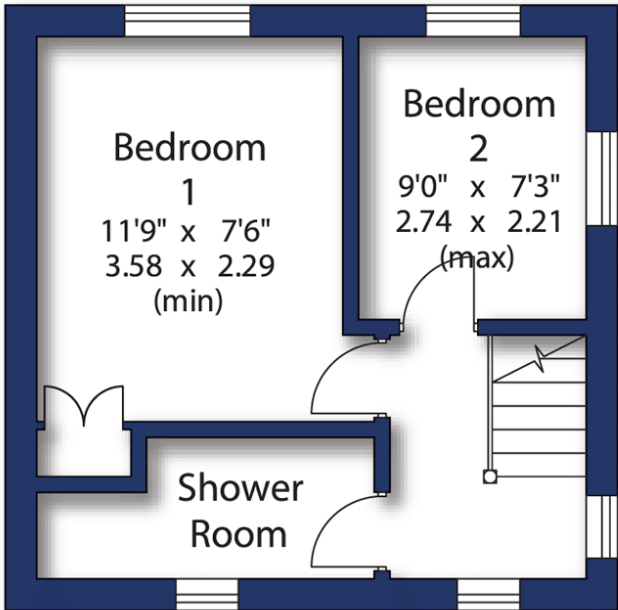
Floorplans



Ground Floor

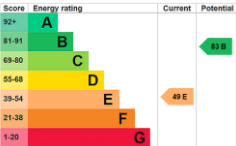


First Floor



Second Floor

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