



9 Oakmoor Avenue, Keighley, West Yorkshire, BD21 4FL

A modern three bedroomed end town house in a block of three, pleasantly situated on the edge of the popular village of Long Lee.

Fixed Price £74,000

- End town house in a block of three
- Three bedrooms
- Lounge
- Dining kitchen
- House bathroom
- Parking for two cars
- Garden to the rear with decking
- UPVC double glazing
- Gas fired heating
- Shared ownership 40% share.
- Views down the Worth Valley
- Convenient for local amenities

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Bradford 9 miles, Skipton 11 miles, Leeds 15 miles (all distances approximate)

General remarks

This modern end town house offers accommodation across two floors and briefly comprises, entrance hall with cupboard under stairs and w.c., lounge, dining kitchen with modern fixtures and

fittings, to the first floor, landing with built in cupboard, three bedrooms and bathroom with three-piece white suite. Outside, driveway to the front for two vehicles, garden to the rear with paved and decked area. The property includes modern fixtures and fittings throughout and has UPVC double glazing and gas fired heating and can only be fully revealed from an internal inspection. The property is offered with a shared ownership of 40% with the ability to go to 100% if required. Highly suited to the first-time buyer or someone seeking an easy to maintain family home.

Pleasantly situated in this small development on the edge of the village and from its elevated position has views across Keighley town centre, the countryside beyond and up through the Worth

Valley. Long Lee has an array of everyday facilities including a doctor's surgery, large convenience store, popular first school and church. Keighley is only two 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 C.

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

Directions

From our North Street office turn right into Cavendish Street, at the lights turn right into East Parade then at the next set of lights turn left into Coney Lane, under the railway bridge and up the hill into Park Lane, follow the road around the corner and up the hill, after a further 500 yards turn left into Oakmoor Avenue where the property can be seen on the left hand side identified by a for sale board.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold
- Driveway
- Mains Gas,electric,water and sewage

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](https://www.gov.uk/check-flood-risks)

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.

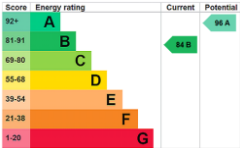
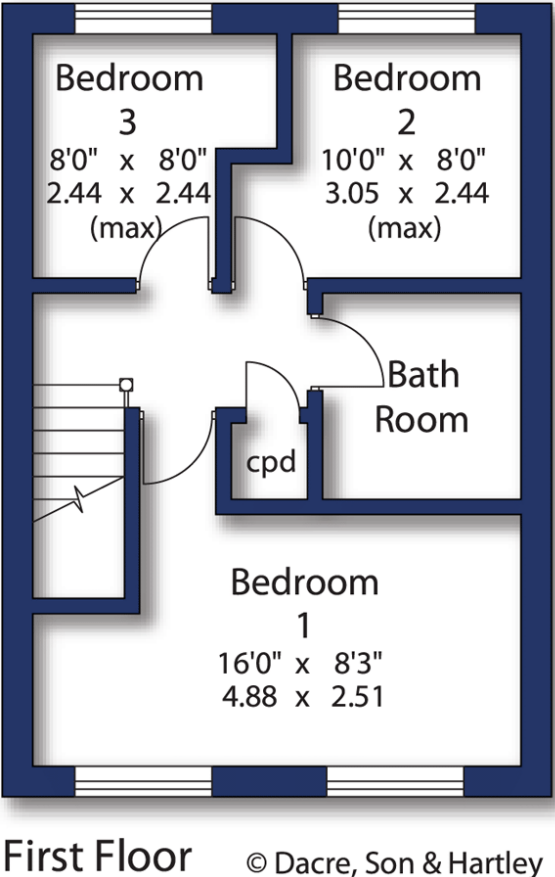
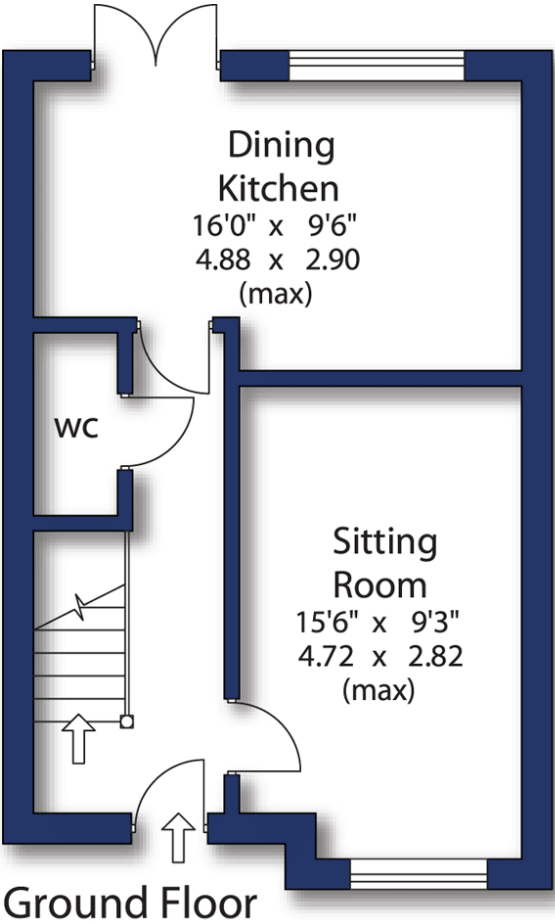
Referral fees

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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