



Guide Price £465,000

- Wel presented end terrace
- Three bedrooms
- Two reception rooms
- Breakfast kitchen
- Bathroom
- Utility
- Double garage
- Gardens and land extending to approximately 1 acre
- Views
- Internal inspection required

27 Denholme Road, Oxenhope, Keighley, BD22 9NU

A well-presented, substantial three bedroomed end terrace house standing in gardens and land extending to approximately 1 acre within this sought after village of Oxenhope.

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

Tel: 01535 611511

Email: keighley@dacres.co.uk

dacres.co.uk





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Bradford 7miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

General remarks

This well-presented end terrace in a block of just three offers substantial accommodation across three floors, to the lower ground floor, entrance to breakfast kitchen, dining room with

cupboard understairs, to the first floor, spacious living room, utility and w.c. To the second floor, landing, three bedrooms and house bathroom. Outside, driveway to enclosed garden, double garage, patio area and gardens and land extending to approximately 1 acre. A home which will only be fully revealed from an internal inspection to see the quality on offer. With UPVC double glazing, gas fired heating and quality fixtures and fittings throughout.

Delightfully situated within the sought after village of Oxenhope with views down the Worth Valley yet convenient for local amenities therein which include a popular first school, mini supermarket, park and various public houses. Keighley town

centre is approximately five miles distant which 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 A.

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

Internet and Mobile Coverage

Directions

From the North Street office and into the High Street, then left into South Street leading onto Halifax Road, continue along Halifax Road to Crossroads roundabout then turn right into Haworth Road, continue down Haworth Road then turn left into Hebden Road, continue straight forward for approximately two mile, at the roundabout turn left into Station Road, continue straight on Station Road which then runs into Denholme Road, as you carry on up the hill the property an then be seen on the left hand side identified by a for sale board.

what3words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Freehold
- Mains Gas ,electric ,water and drainage
- 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.

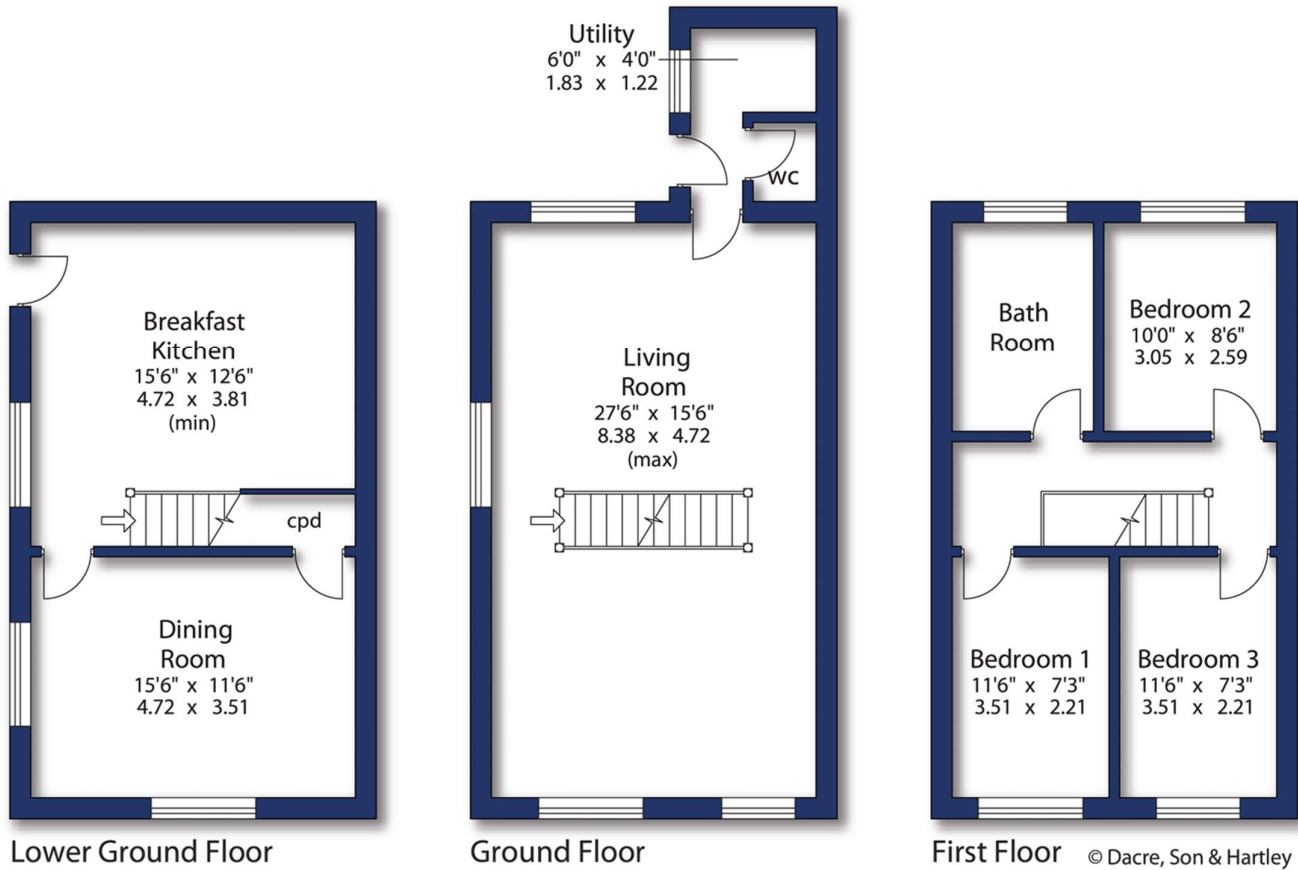
Referral fees

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.

Contact us

01535 611511

keighley@dacres.co.uk