



Guide Price £550,000

- Brand new detached house
- Four bedrooms
- Lounge
- Dining kitchen
- Utility
- Four bedrooms
- One with En suite
- House bathroom
- Gas fired heating
- Quality fixtures and fittings throughout
- 10-year warranty

1 Marsh View Fold, West Shaw, Oxenhope, Keighley, BD22 9QR

A brand new four bedroomed stone built detached house with large garden and parking. Delightfully situated on the edge of the sought after village of Oxenhope.

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Bradford 9 miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

General remarks

Built by Clough Hey Ltd a local developer with a fine reputation, the property briefly comprises, entrance hall

with w.c., store cupboard and store under stairs, spacious lounge with bi-folding doors, fitted kitchen with bi-folding doors and a selection of base and wall units. To the first floor, master bedroom with Juliette balcony and en suite shower room, three further double bedrooms and house bathroom. Outside, garden to front with ample parking and larger garden to the rear. The property includes modern fixtures and fittings throughout and will be ideally suited to the family. Available for immediate occupation.

Delightfully situated on the edge of this sought after village with long range views across the Worth Valley.

Within comfortable walking distance of local amenities within Oxenhope village which include a popular first school, mini supermarket, various public houses yet only five miles distant from the larger shopping facilities of Keighley town centre which has 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 TBC.

For more information & details

Directions

what3words cactus.goat.garlic

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains gas, electric ,water and private drainage
- Driveway

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.

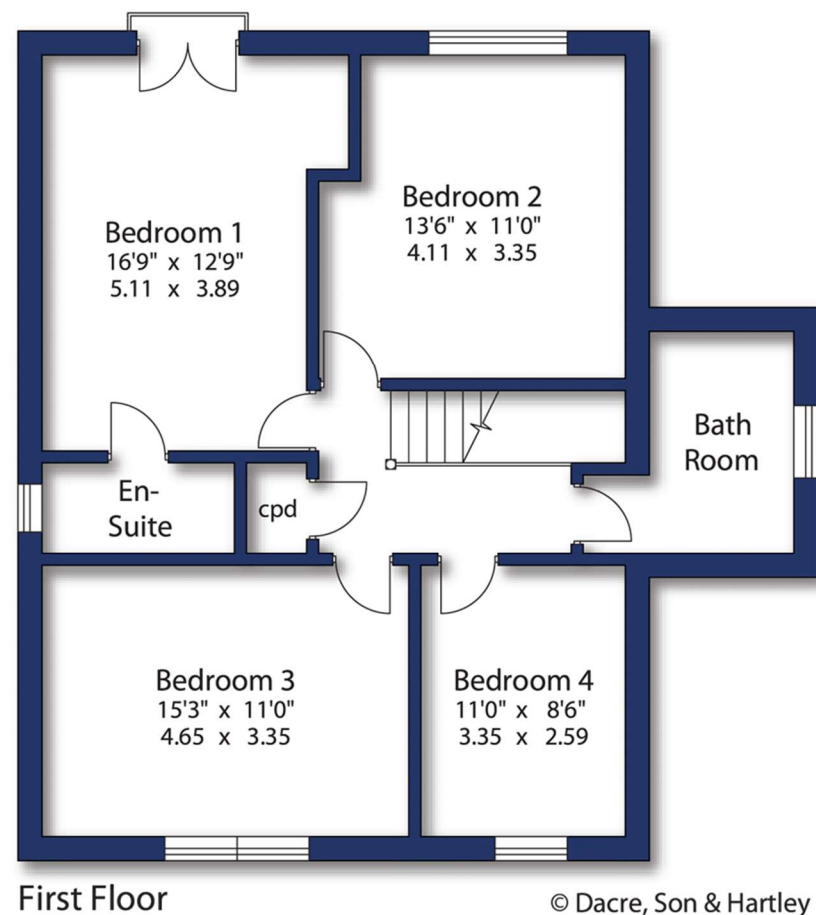
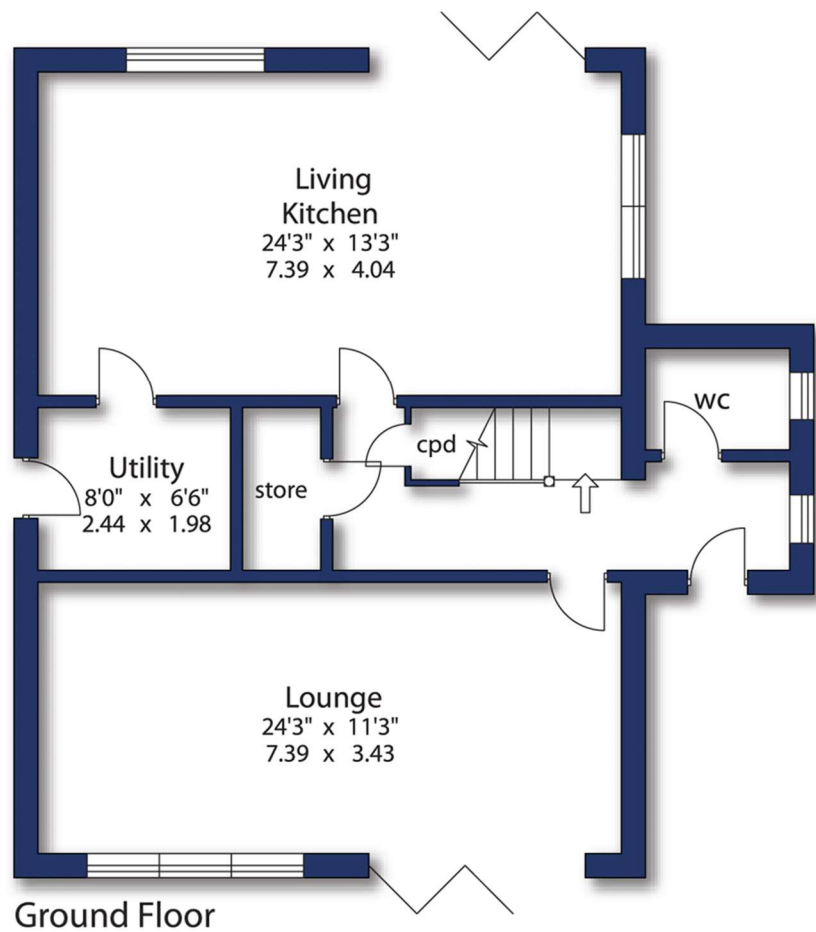
Referral fees

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.

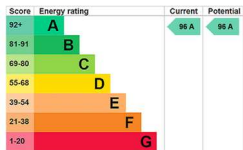
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Floorplans



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