



Guide Price £345,000

- Detached bungalow
- Three bedrooms
- Spacious lounge/diner
- Kitchen
- Bathroom
- Single garage
- Enclosed gardens
- UPVC double glazing
- Gas fired heating
- Views over the Worth valley
- Convenient for local amenities

12 Gledhow Drive, Oxenhope, Keighley, BD22 9SA

A well-presented three bedroomed detached bungalow with enclosed gardens and pleasantly situated in the popular village of Oxenhope.

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BD21 3RZ

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dacres.co.uk   



12 Gledhow Drive, Oxenhope, Keighley, West Yorkshire, BD22 9SA

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

General remarks

This well-presented bungalow offers accommodation across one floor and briefly comprises, entrance porch,

hall, spacious lounge/diner, kitchen, three bedrooms and bathroom. Outside, enclosed garden with lawns and patio area, driveway and detached garage.

The property includes UPVC double glazing, gas fired heating and modern fixtures and fittings and can only be fully revealed from an internal inspection. Pleasantly situated on the edge of the centre of this popular village but convenient for local amenities 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 D.

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 our North Street office into the High Street and then left into South Street, continue on into Halifax Road and up to Crossroads. Turn right at the mini roundabout into Haworth Road and turn left into Hebden Road. Follow the road for approximately 2 miles and at the mini roundabout turn right into Station Road, continue on Station Road into Moorhouse Lane and then right into Gledhow Drive, where the property can be seen towards the end on the right-hand side identified by our for-sale board.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

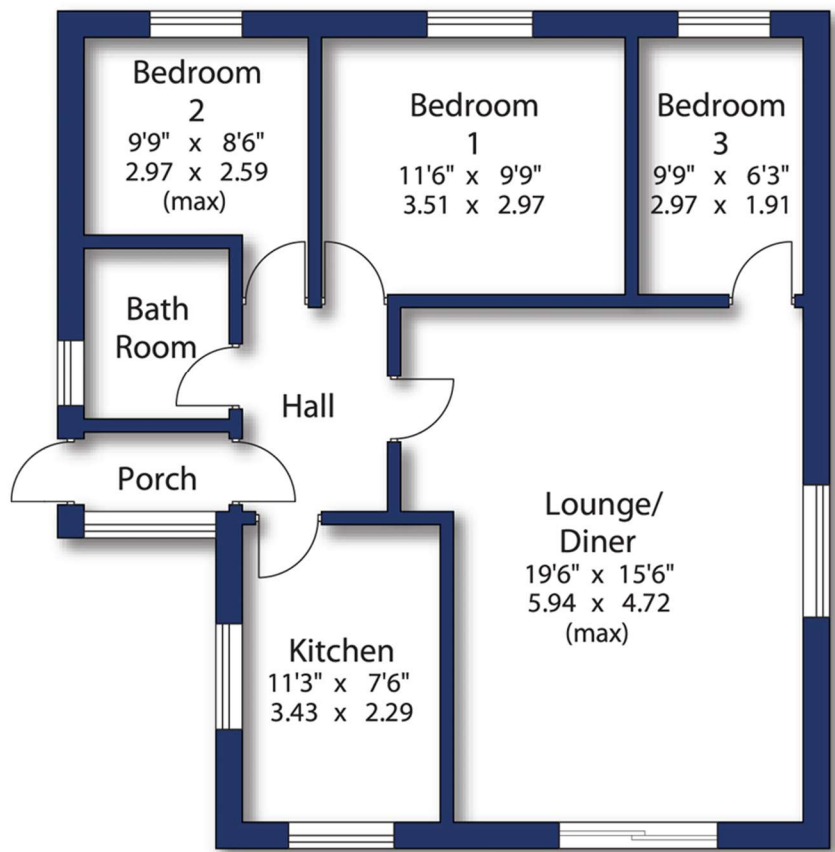
Referral fees

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.

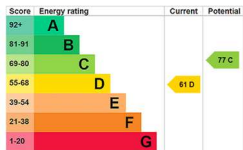
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Floorplans



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