



Guide Price £495,000

- Stone built detached
- Three/four bedrooms
- Two/three reception rooms
- Flexible accommodation
- Sealed unit double glazing
- Gas fired heating
- Sun lounge
- Off street parking
- Elevated position
- Views across village and valley
- Convenient for local amenities
- No chain

Mill Bank House, 15 Station Road, Oxenhope, Keighley, BD22 9JJ

An individually designed three/four bedroomed detached house with gardens and being delightfully situated within the centre of this sought after village of Oxenhope.

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Bradford 10 miles, Skipton 14 miles, Leeds 23 miles (all distances approximate)

General remarks

This well presented and flexible home offers accommodation across two floors and from the ground floor there is an entrance to a spacious sitting room, lounge/bed four, dining room, kitchen,

w.c., separate shower, sun lounge, hall with utility room, three further bedrooms and house bathroom, range of wardrobes. Outside, gardens to three sides with parking for two vehicles. A family home which can only be fully revealed from an internal inspection and because of its elevated position Mill Bank has long range views across the Worth valley and the village, literally on the doorstep of local amenities which include a popular first school, mini supermarket and various pubs and clubs. 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 E.

Tenure, Services & Parking

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

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/>

Directions

From our North Street office into the High Street then left into South Street, through the lights and onto Halifax Road, up to Crossroads and at the roundabout turn right into Haworth Road, proceed along Haworth Road then turn left into Hebden Road, continue for approximately two miles then into Hebden Bridge Road then at the roundabout in the village turn left onto Statin Road, the property can then be seen up on the right 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 E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed
- Off street parking.

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.

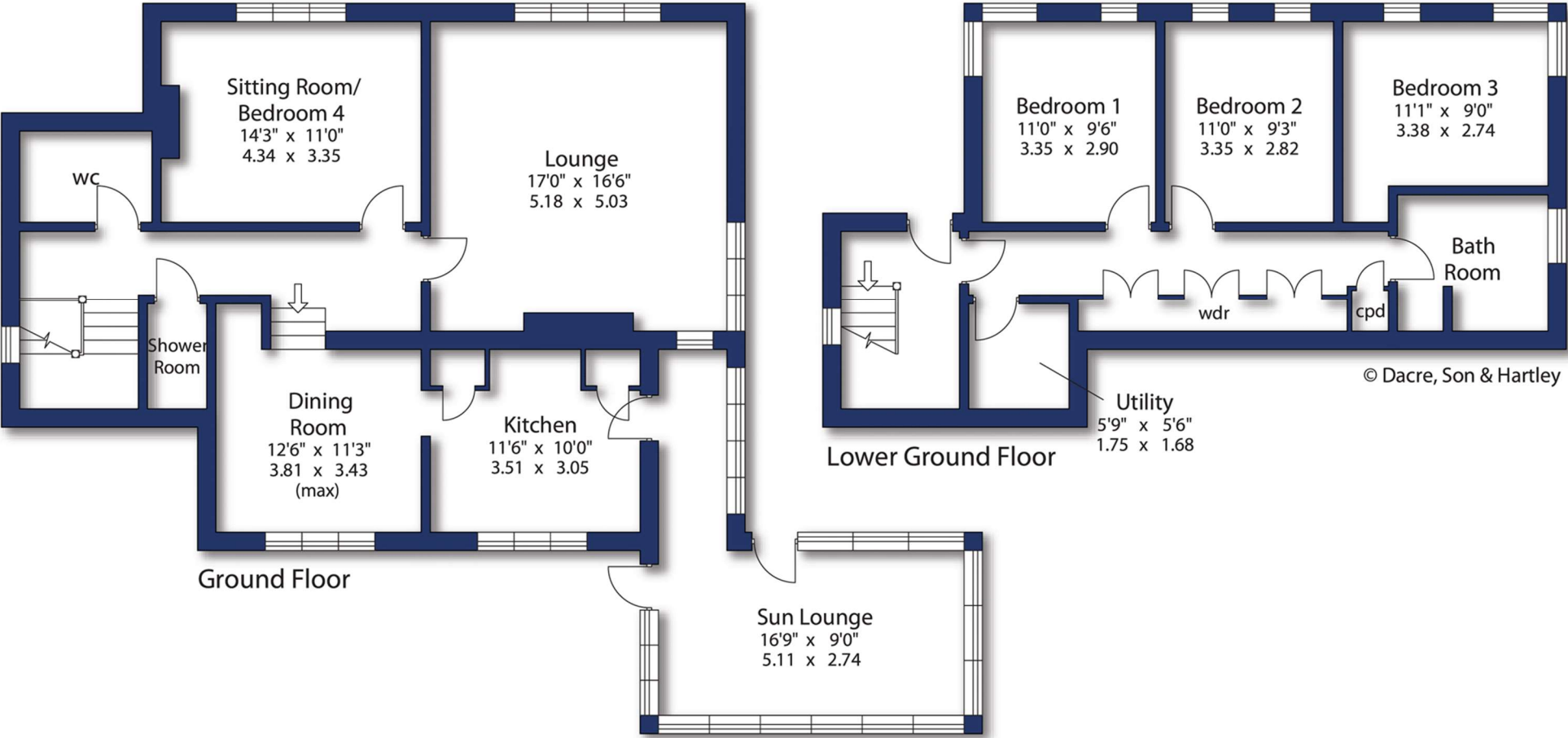
Referral fees

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.

Dacres Ref: KEI260011



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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