



Mayfield, Station Road, Oxenhope, BD22 9JT

An outstanding stone built three bedroom detached home offering flexible and spacious family living accommodation enjoying superior gardens, garage and stable delightfully situated within a first-class village location.

NO CHAIN

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

Tel: 01535 611511

Email: keighley@dacres.co.uk

dacres.co.uk   



Mayfield, Station Road, Oxenhope, BD22 9JT

Bradford 10 miles, Skipton 14 miles, Leeds 22 miles (all distances approximate)

Guide Price: £565,000

Accommodation

- Outstanding detached home
- Flexible living accommodation
- Well presented
- Three bedrooms plus study area
- Three reception rooms
- Potential to extend or possible development
- Village location
- Fine aspect
- Large well-presented gardens
- Garage and Stable

General Remarks

Delightfully situated within a first-class village location is a beautifully presented three bedroom stone built detached home offering spacious family living accommodation planned over two floors. The property offers any would be purchaser versatile and flexible living which has huge potential to create a further accommodation or indeed development within the grounds subject to planning and building regulation approval.

The property includes traditional kitchen, bathroom and ensuite facilities together with gas heating, and UPVC sealed unit double glazing. The property will almost certainly appeal to the more discerning purchaser seeking a home of distinction and an internal inspection is fully recommended.

The accommodation comprises entrance lobby with cloaks and wc, lounge, dining room, sitting room, dining kitchen and utility. Staircase from the main reception hall leading to landing, Master bedroom with en suite bathroom, two further bedrooms, study area and house bathroom.



The exterior of the property is approached via a private driveway to parking area leading to the garage and stable. The property is complemented by superior landscaped gardens to the front side and rear with flower beds, mature trees, shrubs, large lawned gardens, all enjoying a fine aspect.

The property is delightfully situated in a superb position enjoying an idyllic location in the popular village of Oxenhope. Oxenhope village centre offers a range of shops, amenities, traditional public houses and well-respected primary school. The location is also considered to be within daily commuting distance of many West and North Yorkshire and Lancashire business centres which include Bingley, Keighley, Bradford, Halifax, Ilkley and Leeds.







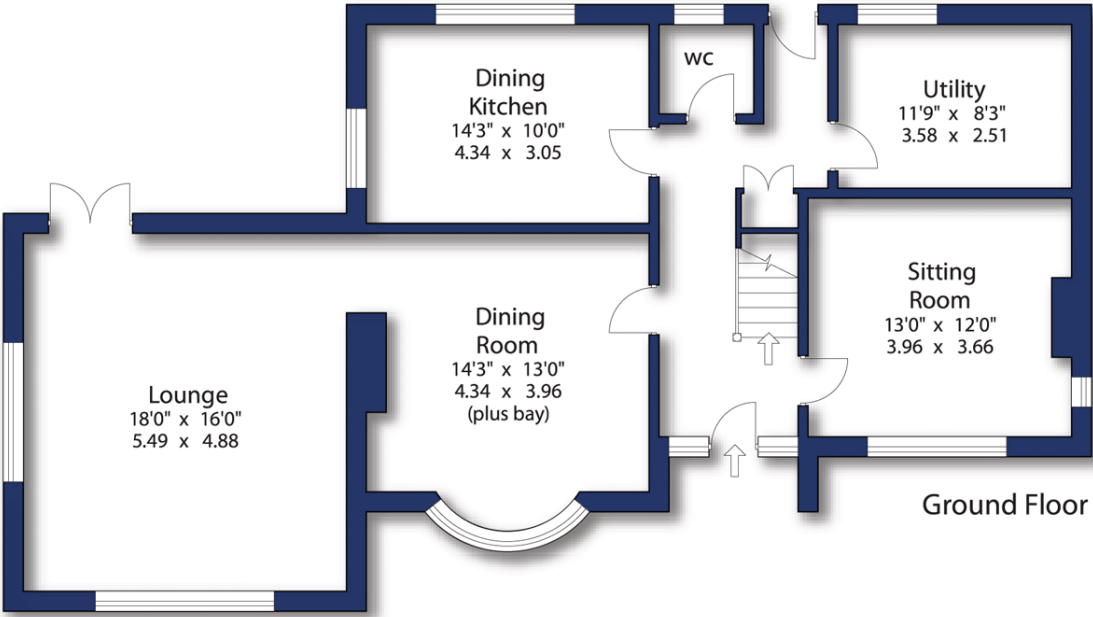






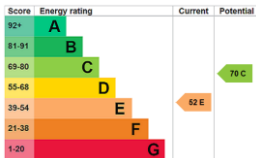


Floorplans





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.



Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01535 611511

keighley@dacres.co.uk

Directions

From our North Street office, proceed on to the high street then turn left onto South Street. Continue on South Street through the lights, continue straight forward into Halifax Road. Continue approximately three miles to Cross Roads the turn right at the roundabout into Haworth Road. Take the first left into Hebden Road and continue for approximately two miles. At the mini roundabout turn right into Station Road and the property can then be found on the left hand side identified by our for Sale Board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services, parking and 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](https://gov.uk/check-for-flooding-in-england)

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: KEI240014

