



Guide Price £207,500

- Mid terrace
- Two bedrooms
- Lounge
- Dining kitchen
- Shower room
- Front and rear gardens
- UPVC double glazing
- Gas fired heating
- Views over the village and countryside beyond
- Convenient location
- Close to amenities

Penystone, 11 Best Lane, Oxenhope, Keighley, BD22 9NA

A well presented, two bedroomed, mid terrace house in a block of four, delightfully situated in the centre of the 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 mid terrace offers accommodation across two floors and briefly comprises, to the ground

floor, a sitting room with feature fireplace, dining kitchen with modern base and wall units and useful store under stairs. On the first floor, the landing provides access to two bedrooms and the shower room.

Outside, there is a delightful, well stocked patio garden to the rear and further garden to the front.

The property enjoys attractive views to the front and includes modern fixtures and fittings throughout together with UPVC double glazing and gas fired central heating. It is ideally suited to the first time buyer or someone seeking an easy to maintain retirement home. An internal inspection of this welcoming home is highly recommended.

Pennystone is delightfully situated in the centre of this sought after village and within comfortable walking distance of local amenities which include a popular first school, mini supermarket, various pubs, clubs and park all surrounded by beautiful countryside. Keighley town centre is approximately five miles distant with its 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 B.

Tenure, Services & Parking

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

Directions

From the North Street office and into the High Street, turn left at the roundabout into South Street, continue on South Street which runs into Halifax Road and continue up to Crossroads and then turn right into Haworth Road, continue down passing the school on the right, continue straight forward and then left into Hebden Road, continue two miles on Hebden Road to the roundabout and continue straight forward into Hebden Bridge Road and opposite The Bay Horse turn left into Best Lane and the property can be seen on the right hand side.

what3words bronze.chatting.receiving

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- No allocated 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.

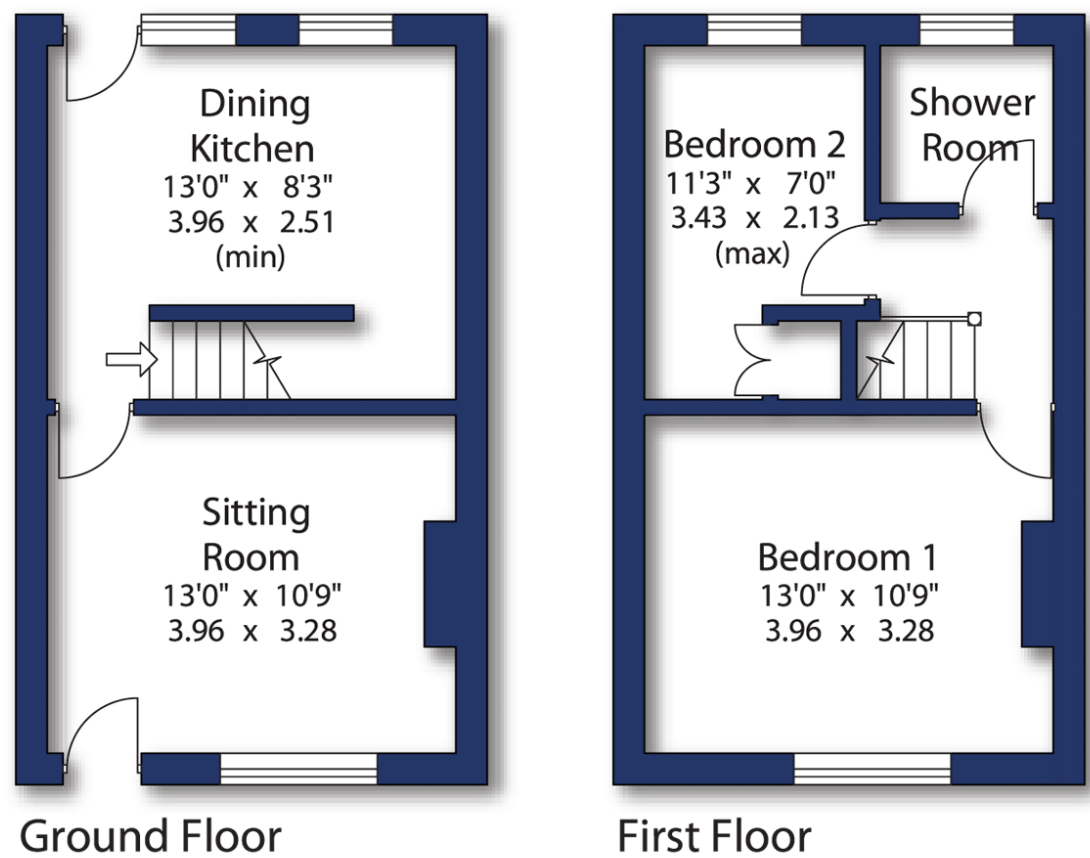
Referral fees

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.

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Floorplans



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