



1 Lumbfoot, Stanbury, Keighley, BD22 0EY

A well presented two bedroomed end terrace cottage with outstanding views and being delightfully situated in the Hamlet of Lumbfoot.

Guide Price £235,000

- End terrace cottage
- Two bedrooms
- Spacious open plan living/dining kitchen
- House bathroom
- Utility with W.C.
- P shaped UPVC conservatory
- Ample parking
- Paved yards to side and rear
- UPVC double glazing
- Gas fired underfloor heating
- Idyllic rural location with spectacular far-reaching views

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

Tel: 01535 611511

Email: keighley@dacres.co.uk

dacres.co.uk   



1 Lumbfoot, Stanbury, Keighley, West Yorkshire, BD22 0EY

Bradford 11 miles, Skipton 14 miles, Leeds 25 miles (all distances approximate)

General remarks

This attractive end terrace cottage offers accommodation across three floors and briefly comprises, to the ground

floor, spacious open plan living/dining kitchen with fully restored Yorkshire Range with back boiler for hot water, UPVC P shaped conservatory to the side, to the first floor, landing with two bedrooms, house bathroom three piece suite and separate shower cubicle, to the lower ground floor, utility and W.C. Boarded, insulated loft with access ladder. Outside, paved yard to the rear and parking area and paved area to the side. There is a separate parking area for the hamlet of which there are two designated parking spaces for number 1. The property includes quality fixtures and fittings together with gas fired heating, underfloor heating throughout the ground and first floor except the cellar and UPVC double glazing and solar panels. This is a home which can only be fully revealed from an internal inspection.

Delightfully situated in this small hamlet which nestles at the bottom of the Worth Valley but affords long range views down the Valley. Lumbfoot is close to Stanbury village which has limited amenities but has a popular first school and public houses, nearby Haworth, approximately one mile distant offers larger shopping facilities with mini supermarkets and doctors surgery while Keighley town centre is approximately four miles distant offers 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 C.

Directions

From the North Street office and into the High Street, across the roundabout into Oakworth Road, continue 2 miles into Oakworth village, coming down to the roundabout and then traffic calmer, continue straight forward and left down Providence Lane then to the bottom and continue up the hill into Mytholmes Lane and at the top of Mytholmes Lane turn right into North Street which runs into West Lane, continue down West Lane, into Sladen Bridge and up the other side and turn right on the corner down into Lumbfoot, take the track down and number one is the first property on the right hand side.

what3words gathers.spurring.windmill

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, septic tank and gas are installed.
- Ample 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

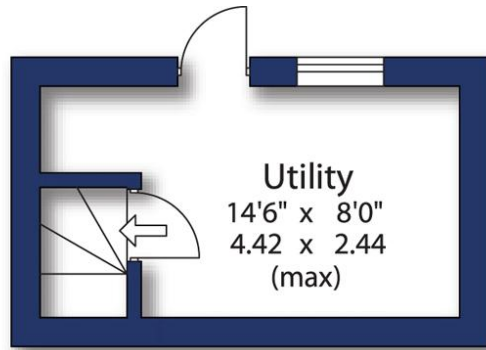
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

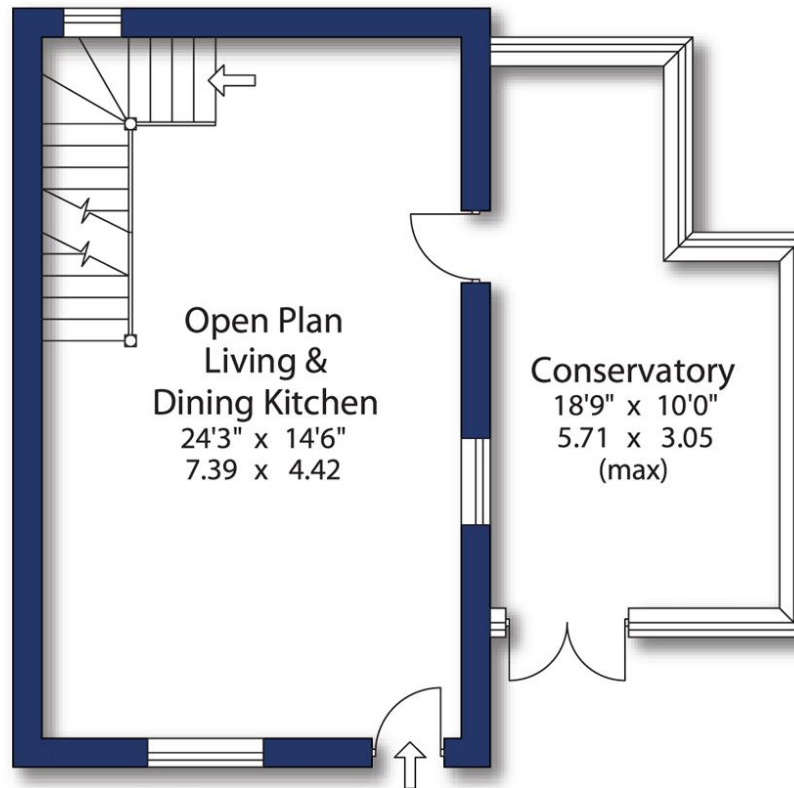
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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



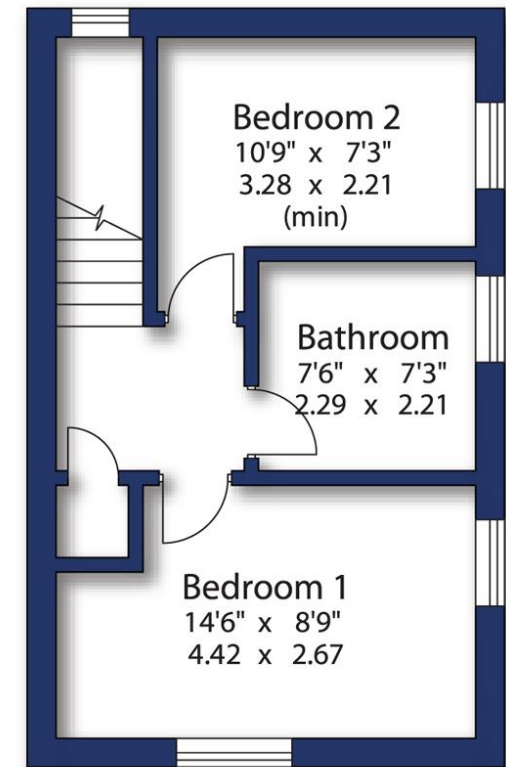
Floorplans



Lower Ground Floor



Ground Floor



First Floor

© Dacre, Son & Hartley

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.

Contact us



01535 611511



keighley@dacres.co.uk