DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £675,000

- Extended farmhouse
- Flexible accommodation
- Five bedrooms
- Two reception rooms
- Living kitchen
- House shower room
- Triple glazing
- Kitchen garden
- Ample parking
- Paddock
- Rural location
- Scope for business opportunities

Well Head Farm, Old Oxenhope, Oxenhope, Keighley, BD22 9RL

Beautifully presented five bedroomed extended farmhouse standing in large gardens with paddock in a delightful rural position on the edge of Oxenhope village with stunning views across the Worth Valley.

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Well Head Farm, Old Oxenhope, Oxenhope, Keighley, West Yorkshire,

Bradford 9 miles, Skipton 14 miles, Leeds 15 miles (all distances approximate)

General remarks

This beautifully presented farmhouse offers accommodation across three floors and provides versatile and flexible accommodation, briefly comprises, entrance hall with utility and w.c., beautiful living kitchen and lounge, to the first floor, split level landing, master bedroom with en suite with free standing bath, two further bedrooms, to the lower ground floor, which can be accessed both internally and externally there are a further two bedrooms, shower room and study or kitchen, this area can be used with the existing accommodation or as a potential air B and B business opportunity or a separate annex for family. Outside, large driveway with parking for several vehicles, various patios, kitchen garden and paddock to the front, stable and further outbuilding together with a timber barn which again could be converted to accommodation.

This delightful property offers high-quality fixtures and fittings; there is underfloor heating throughout and UPVC triple glazing. Truly a home which will only be fully revealed from an internal inspection and would suit a variety of buyers.

Delightfully situated on the edge of this sought after village in open countryside with amazing views across the Worth valley and countryside beyond. Only a few minutes' drive from the entre of Oxenhope which has an array of facilities which include a popular first school, mini supermarket, park and various public houses. Keighley town centre is approximately five miles distant with larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Directions

From our North Street office and into the High Street, turn left into South Street and into Halifax Road, follow the road up to Cross Roads roundabout and then turn right into Haworth Road, continue down Haworth Road into Lees Lane and then into Mill Hay, follow the road through Station Road and to the roundabout, turn right up Bridge House Lane, at the top of the hill turn left into Sun Street, continue up the hill into Marsh Lane continue forward then turn right into Old Oxenhope Lane, follow the road round to the left where the property can then be seen on the left hand side identified by a for sale board.

what3words impressed.grunt.grabs

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
- 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.

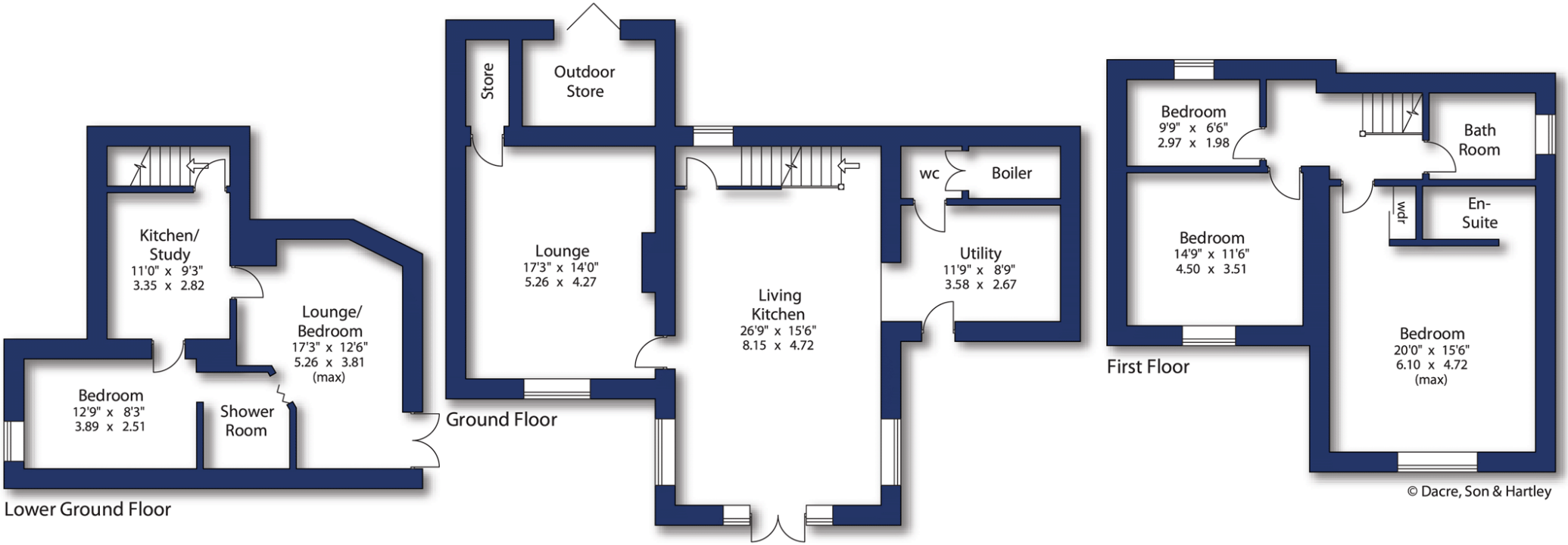
Referral fees

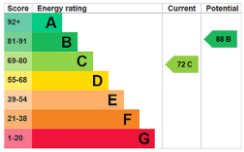
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third-party provider: - Conveyancing Provider to deal with the transfer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





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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