



Guide Price £295,000

- Grade 2 listed cottage
- Three bedrooms
- Spacious sitting room
- Living kitchen
- Oil fired heating
- Sealed unit double glazing
- Character features
- Enclosed garden
- Parking for two cars
- Rural location
- Internal inspection essential

Ridge Cottage, 15 Newsholme, Oakworth, Keighley, BD22 0QT

A double fronted, grade 2 listed three bedroomed cottage delightfully situated in the Hamlet of Newsholme.

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

Tel: 01535 611511

Email: keighley@dacres.co.uk

dacres.co.uk   



Ridge Cottage, 15 Newsholme, Oakworth, Keighley, West Yorkshire,

Bradford 9 miles, Skipton 11 miles, Leeds 14 miles (all distances approximate)

General remarks

This attractive grade 2 listed cottage offers accommodation across two floors and briefly comprises,

entrance porch, spacious living kitchen with base and wall units, Staveley cooker, sitting room with fireplace, window seat, to the first floor landing, three bedrooms and house bathroom with three-piece suite. Outside, enclosed garden to the front with lawn, patio area and two parking places to the front. There is a wealth of character features including beamed ceilings, window seats and fireplaces together with modern day features such as sealed unit double glazing and oil fired heating. A home which will only be fully appreciated from an internal inspection.

Delightfully situated in this small Hamlet of similar older

style cottages and farmhouses, approximately half a mile from the village of Oakworth which has a range of everyday facilities including a popular first school, mini supermarket, park, golf club and various public houses, Keighley town centre is approximately two miles distant offering 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 D.

For more information & details

Directions

From our North Street office into the High Street and then across the roundabout, continue up Oakworth Road and then turn right into Fell Lane, continue up Fell Lane to the very top then keep going until it runs into the countryside, at the junction turn left towards Oakworth and carry on up the hill, then turn right towards the crematorium, continue past the crematorium and turn right into the village, continue down the hill and across the bridge and up the other side as far as the road takes you, the property can then be seen at the end of the road identified by a for sale board.

what3words surfer.compiled.introduce

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Water electric No gas private drainage
- Car parking in front

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

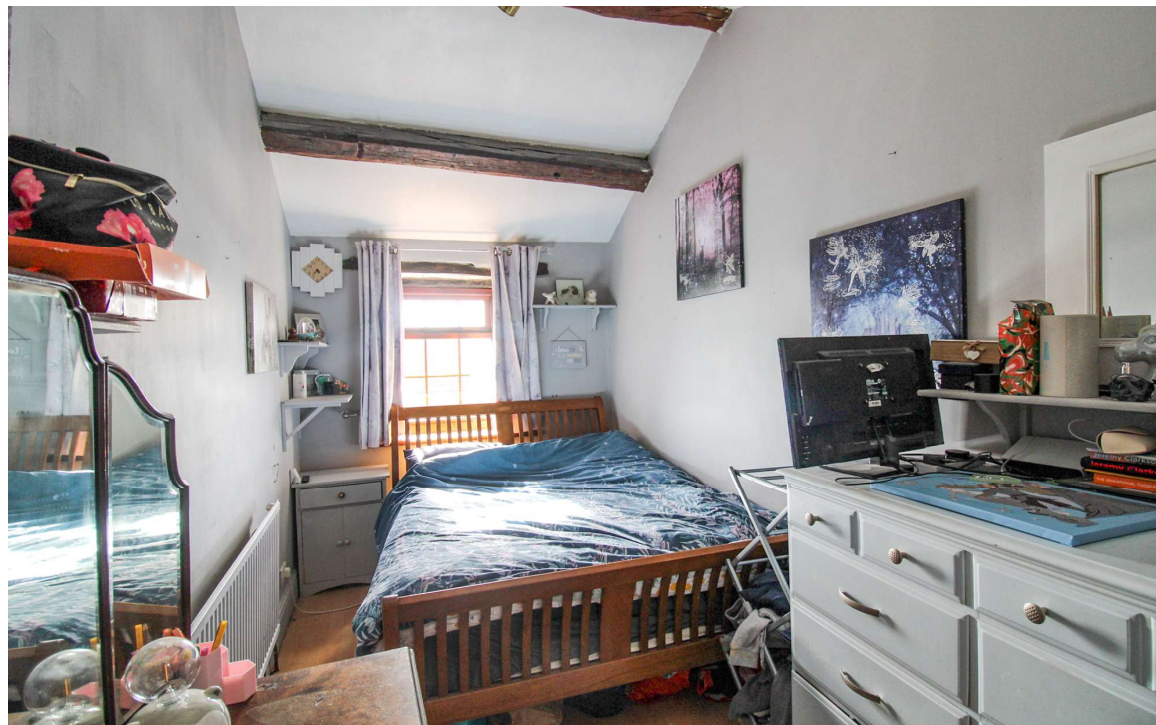
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

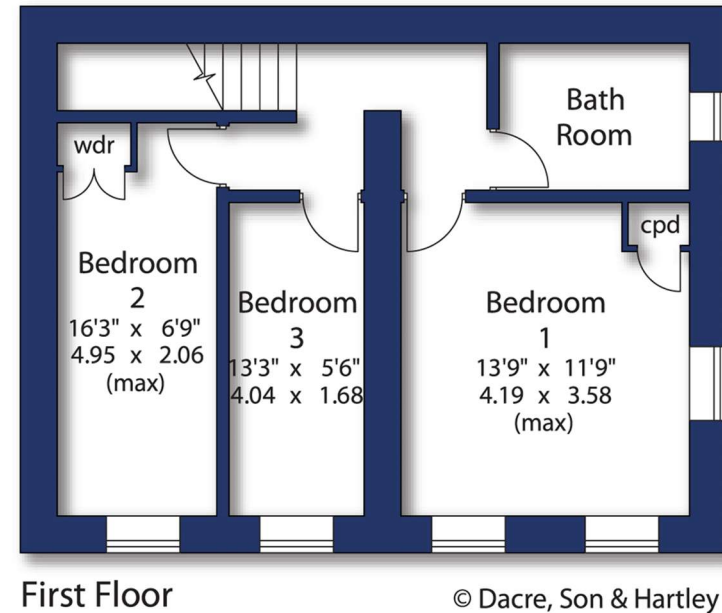
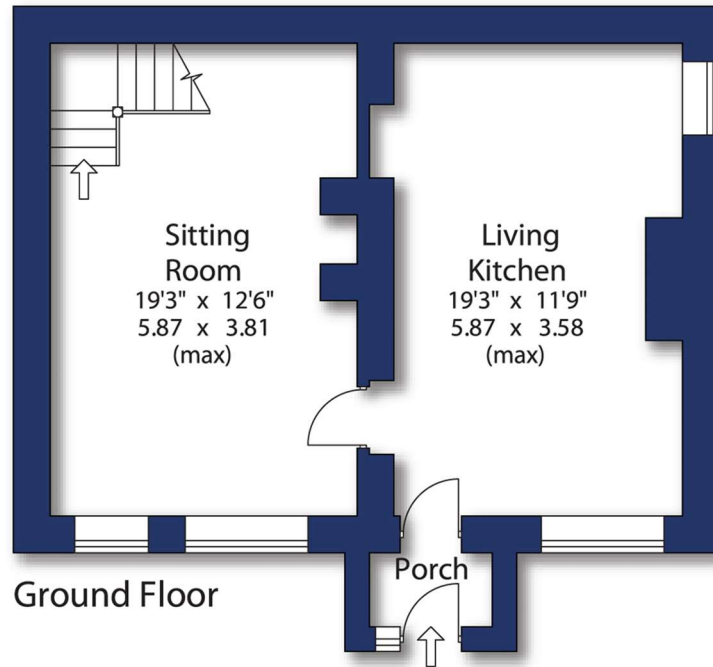
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Contact us

01535 611511

keighley@dacres.co.uk