DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £725,000

- Five bedrooms
- Spacious lounge
- Diner
- Sitting room
- Kitchen
- Conservatory
- Five bedrooms
- Two with En suite
- House bathroom
- Galleried landing
- Character features
- Double garage

The Barn, Harry Lane, Oxenhope, Keighley, BD22 9JW

A substantial stone built five bedroomed detached barn conversion standing in large gardens, woodland and stream centrally located in the popular village of Oxenhope.

75 North Street, Keighley, West Yorkshire, BD21 3RZ
Tel: 01535 611511
Email: keighley@dacres.co.uk
dacres.co.uk







3 5 3

The Barn, Harry Lane, Oxenhope, Keighley, West Yorkshire, BD22 9JW

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

General remarks

This well presented barn conversion offers accommodation across two floors and briefly comprises, spacious entrance through the barn arch to an impressive staircase and galleried landing, spacious lounge/diner, conservatory, sitting room, kitchen, utility and ground floor w.c. To the first floor, galleried landing, bedroom one with en suite, four further bedrooms, one with en suite, house bathroom. Outside, driveway with space for several vehicles, double garage, gardens and land extending with woodland to almost two acres. The property includes UPVC double glazing and gas fired heating, many character features including exposed stone fire place with log burner, beamed ceilings combined with the modern day convenience of modern fixtures and fittings. A home which will undoubtedly appeal to the family and can only be fully revealed from an internal inspection.

Standing in walled and gated gardens with ample parking and double garage, gardens and land extending to the rear and side of the property up to the Millenium park. Centrally located within this sought after village and convenient for local amenities which include, a popular first school, mini supermarket and various pubs and clubs all surrounded by delightful countryside. Keighley town centre is approximately five miles distant and provides larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Directions

From the North Street office into the High Street then left into South Street, continue into Halifax Road then up Halifax Road to the roundabout at Cross Roads then turn right on to Haworth Road, continue down then take a left turning onto Hebden Road, continue forward for approximately two miles, carry on Hebden Road passing through the traffic calmer and straight forward, through the S bend and continuing forward, Harry Lane is then the next road on the right hand side, the property is then on the left and can be identified by a for sale board.

what3words crossing.minority.afterglow

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains water, gas, electric and drainage
- Driveway 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

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

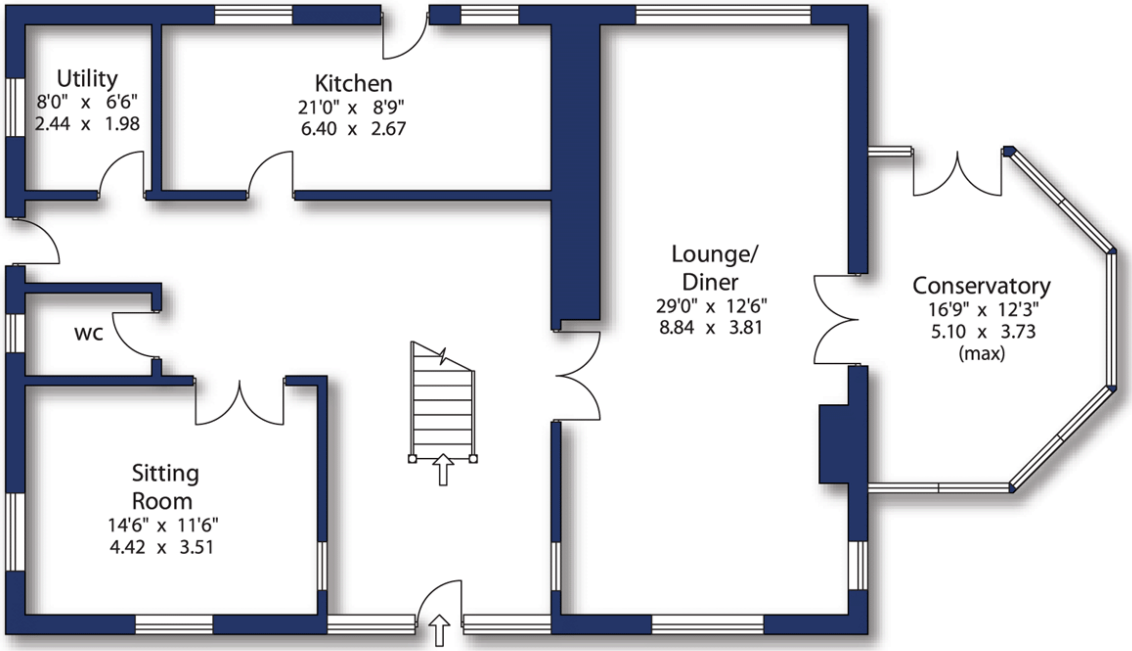
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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



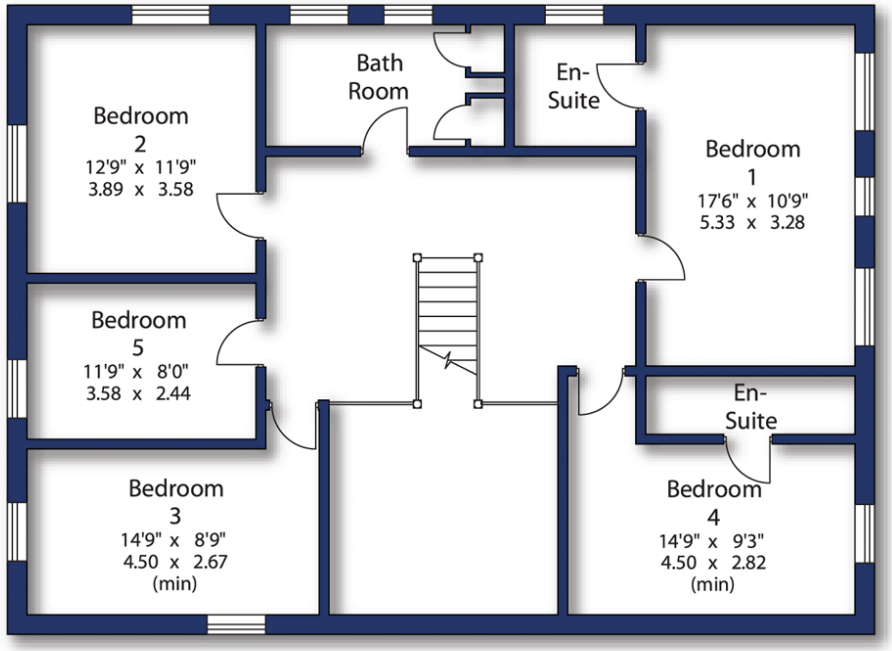


Floorplans

Approx Gross Floor Area = 2743 Sq. Feet
= 254.9 Sq. Metres

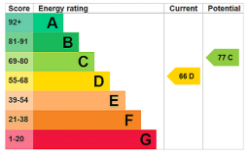


Ground Floor



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