



Davies Properties



150 Lane Ends

Oakworth, BD22 7PR

Offers In The Region Of £160,000



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Situated in the heart of the ever-popular village of Oakworth, this charming and characterful cottage offers a delightful blend of traditional features and comfortable living. Retaining many original period details, including exposed timber ceiling beams and attractive stone mullioned windows, the property exudes warmth and heritage throughout.

The ground floor accommodation comprises a welcoming lounge, a well-appointed kitchen, and a bright conservatory that offers additional living space and pleasant views over the garden. To the first floor, there are two bedrooms alongside a modern three-piece bathroom suite. The property benefits from uPVC double glazing and gas-fired central heating, ensuring comfort all year round.

Externally, the home features a low-maintenance yard to the front and a paved patio area to the rear, ideal for outdoor seating and entertaining. Beyond this lies one of the property's most impressive and rarely available features – an extensive garden plot, offering a wealth of potential for gardening enthusiasts, families, or those simply seeking additional outdoor space.

Oakworth itself is a well-regarded village with a strong sense of community and a range of everyday amenities, including hairdressers, take-aways and a local Co-op. The nearby Holden Park provides a scenic green space for leisure and recreation. For families, Oakworth Primary School is located within close proximity and was rated 'Good' by Ofsted in its most recent inspection in December 2022.

The area is well-served by public transport links, providing easy access to Keighley town centre and further afield. Properties of this nature, particularly those with such generous gardens, are seldom available and early viewing is highly recommended to fully appreciate everything on offer.

Please contact us at your earliest convenience to arrange a viewing and avoid disappointment.

GROUND FLOOR

Living Room

Accessed via a uPVC entrance door, the room features uPVC double glazed windows set within attractive stone mullions to the front elevation, allowing for ample natural light. The floor is finished with practical ceramic tiling, complemented by a central heating radiator and characterful exposed ceiling beams. A striking inglenook-style fireplace with a stone surround houses a gas-fired wood-burning effect stove, creating a warm and inviting focal point. An open-tread staircase rises to the first floor, enhancing the open-plan feel of the space.

Kitchen

Fitted with a range of matching wall and base units, the kitchen offers ample storage and is finished with complementary work surfaces and tiled splashbacks. It features a one and a half bowl composite sink with drainer, plumbing for a washing machine, and space for a tumble dryer. Integrated appliances include a single electric oven with a gas hob and a recirculating extractor hood positioned above.

Conservatory

The room benefits from a tiled floor, a central heating

radiator, and uPVC double glazed windows, along with a uPVC double glazed entrance door providing both natural light and external access.

FIRST FLOOR

Landing

Featuring a loft hatch with pull-down ladder, and a boarded loft space complete with lighting.

Bedroom 1

Featuring uPVC double glazed windows to the front elevation, the room also benefits from a central heating radiator, providing both natural light and warmth.

Bedroom 2

To the rear elevation are uPVC double glazed windows, allowing for pleasant views and natural light, complemented by a central heating radiator for added comfort.

Bathroom

Fitted with a contemporary white three-piece suite comprising a 'P'-shaped bath with shower over and glass screen, a vanity unit with inset wash basin, and a built-in low flush WC. A uPVC double glazed window to the rear elevation provides natural light, while a chrome heated towel rail adds a modern touch.

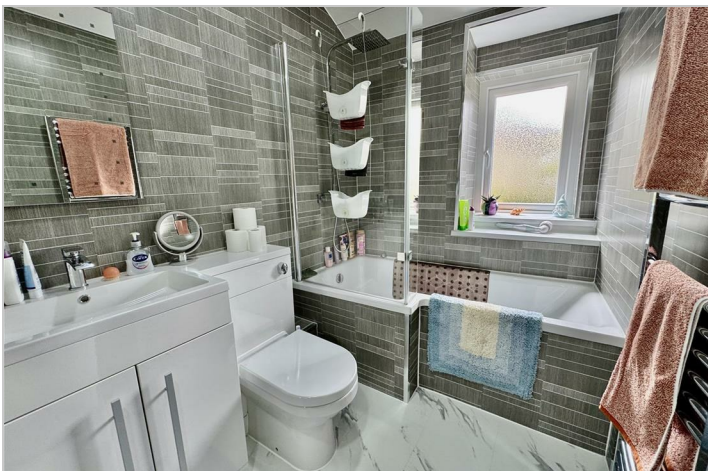
Additional built-in storage cupboards offer practical space for towels and linen and also house the combination boiler.

EXTERIOR

To the front of the property is an enclosed yard providing a practical space for bin storage or container gardening. To the rear, a split-level paved patio creates an ideal setting for outdoor dining and entertaining during the summer months. This leads on to an exceptionally large lawned garden—an uncommon feature for a property of this style - offering ample space for families, keen gardeners, or those simply looking to enjoy a substantial outdoor area.

ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: B
- ~ Parking: on street, no permit required
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



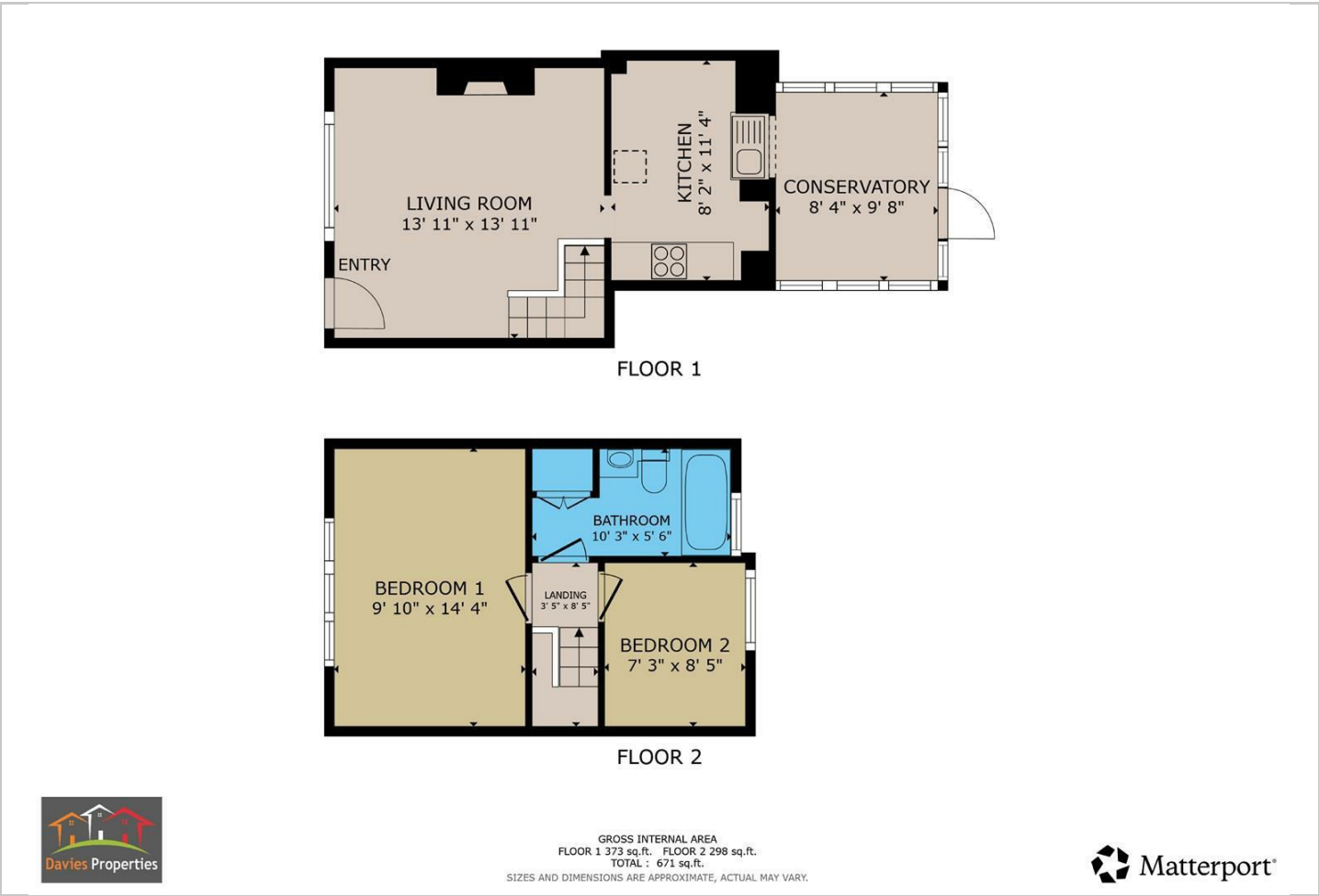
Hybrid Map



Terrain Map



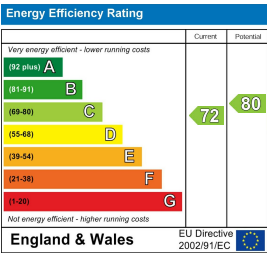
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.