



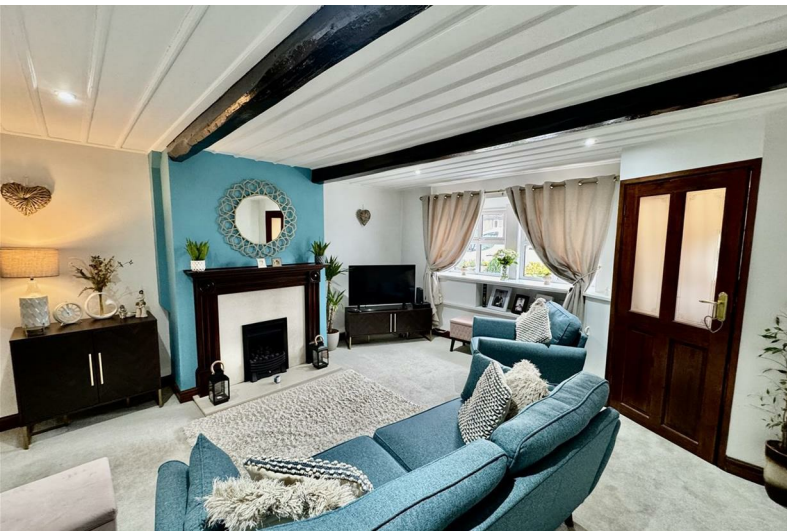
Davies Properties



30 Bogthorn

Oakworth, BD22 7LT

Offers In The Region Of £160,000



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Brimming with character and charm, this delightful and deceptively spacious cottage is nestled in a sought-after area. The ground floor offers a welcoming lounge and a generous dining kitchen, while the first floor comprises two well-proportioned bedrooms and a modern bathroom. The property boasts an abundance of original features, including beautiful exposed beams that enhance its cottage-style appeal.

Benefitting from uPVC double glazing and triple glazing to the front, along with gas central heating, the home is both cosy and efficient. Outside, you'll find a pretty cottage garden to the front, a side driveway offering valuable off-street parking, and a handy outbuilding ideal for storing garden tools. To the rear, a small yard provides the perfect spot for a bistro table – ideal for morning coffees or relaxed evening drinks.

This charming home will appeal to a wide range of buyers, especially first-time purchasers looking to step onto the property ladder in style. Early viewing is highly recommended – don't miss your chance to make this wonderful cottage your new home.

GROUND FLOOR

Entrance Vestibule

Access to the property is provided via a modern composite entrance door.

Living Room

16'4" x 13'10" (4.98m x 4.22m)

The front elevation features uPVC triple glazed windows, while the room benefits from a living flame gas fire with a marble inset and hearth, complemented by a wooden surround. Additional features include a central heating radiator, under-stairs storage and exposed ceiling beams that add character.

Dining Kitchen

15'5" x 10'4" (4.70m x 3.15m)

Fitted with a range of matching wall and base units with complementary work surfaces and tiled splash-backs. The kitchen includes a stainless steel sink, plumbing for a washing machine, an integrated electric oven and hob with a recirculating extractor

hood above. There are two uPVC double glazed windows to the rear and side elevations, tiled flooring, a central heating radiator, and a wall-mounted combi boiler. A uPVC double glazed door provides access to the side of the property.

FIRST FLOOR

Landing

A generously sized landing offering access to the first-floor accommodation.

Bedroom One

13'2" x 9'7" (4.01m x 2.92m)

Featuring a uPVC triple glazed window to the front elevation, this room also includes a central heating radiator and fitted wardrobes for convenient storage.

Bedroom Two

14'10" x 8'6" (4.52m x 2.59m)

Benefitting from uPVC double glazed windows to both the rear and side elevations, along with a central heating radiator.

Bathroom

6'7" x 5'0" (2.01m x 1.52m)

Fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash basin, and WC. Additional features include a central heating radiator and a uPVC triple glazed window to the rear elevation.

EXTERIOR

The property benefits from a quaint cottage-style garden to the front, alongside a driveway to the side providing convenient off-road parking. An outhouse offers useful storage space for garden tools. To the rear, a small yard provides an ideal spot for a bistro table, perfect for enjoying a morning coffee.

ADDITIONAL INFORMATION

- ~ Council Tax Band: A
- ~ Tenure: Freehold
- ~ Parking: Private driveway offering space for one vehicle
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



Hybrid Map



Terrain Map



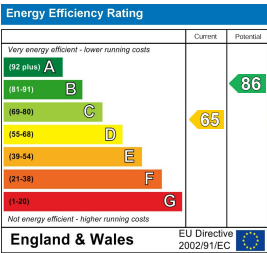
Floor Plan



Viewing

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

Energy Efficiency Graph



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