



72 Colne Road, Keighley, BD22 7PB

Offers In Excess Of £250,000

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Property Information

Welcome to this exquisite three-bedroom semi-detached family home, a masterpiece of modern living melded with village charm, located in the sought-after locale of Oakworth. This residence, available with vacant possession, is a testament to meticulous refurbishment and thoughtful design, offering a living experience that is both comfortable and stylish.

The Heart of the Home

At the core of this delightful property is the expansive dining kitchen, a space that truly serves as the heart of the home. Equipped with a range of modern wall and base units, wooden work-surfaces, integrated dishwasher, washing machine, and not one, but two electric ovens, this kitchen is a culinary enthusiast's dream. The breakfast island provides a casual dining area, perfect for morning gatherings or evening homework sessions. The inclusion of French doors not only floods the room with natural light but also provides seamless access to the picturesque rear garden, blending indoor and outdoor living effortlessly.

Living Spaces

The living room, adorned with a wood-burning stove set into an inglenook fireplace, offers warmth and charm, making it an ideal setting for relaxing evenings. A uPVC double-glazed bay window to the front elevation invites ample light, enhancing the welcoming atmosphere. The presence of a convenient ground floor W/C, with its modern finishes, adds to the practicality of the home.

Upstairs - A Private Retreat

Ascending to the first floor, you find three well-appointed bedrooms, each offering a unique ambiance and the promise of restful slumber. The family bathroom, boasting a walk-in shower, free-standing bath, and vanity sink unit, provides a spa-like experience, ensuring a serene start or end to your day.

Outdoor Living

The property is complemented by well-maintained gardens to both the front and rear. The rear garden, with its paved patio terrace and lawned area, is a haven for outdoor entertainment or quiet contemplation. The inclusion of a single garage and long

driveway addresses all your parking needs, adding an extra layer of convenience to this remarkable home.

Location - The Ultimate Convenience

Situated close to Oakworth Primary School and main bus routes into the town centre, this home strikes the perfect balance between peaceful village life and the convenience of town amenities. Whether it's the school run or commuting to work, this location ensures your daily routines are effortlessly managed.

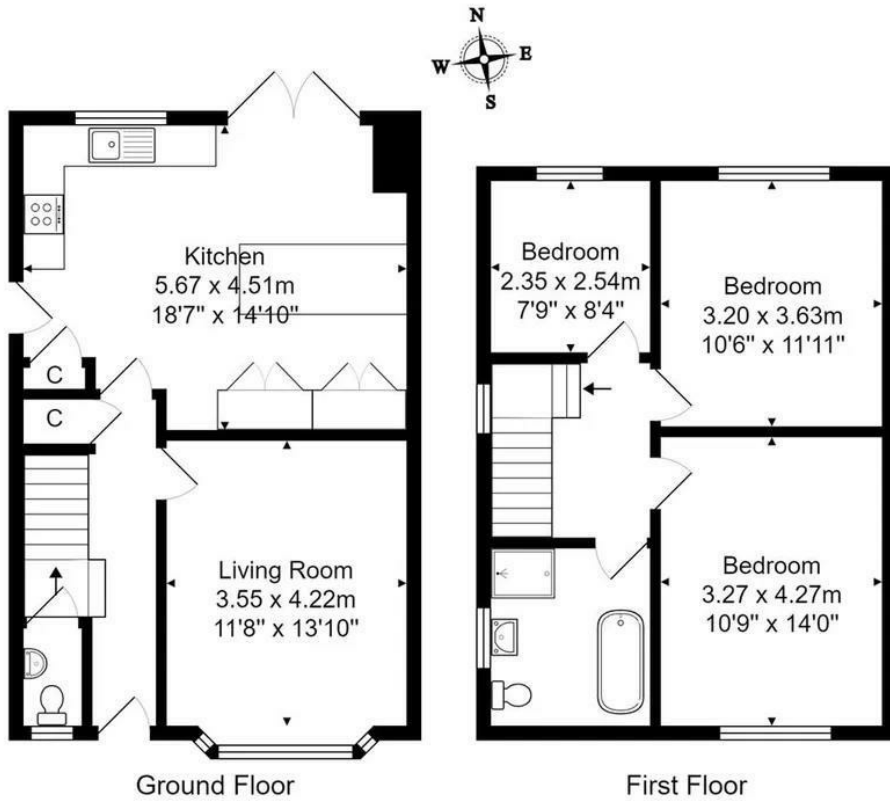
A Testament to Quality

Undergoing a comprehensive refurbishment in 2021, every detail of this home has been carefully considered to ensure a contemporary living experience without losing the essence of village charm. From the modern heating system to the uPVC double-glazed windows and doors, each element has been selected for its quality and longevity.

Your Next Chapter Begins Here

This property is not just a house; it's a home waiting to be filled with new memories. Whether you're a growing family or looking for a peaceful retreat, this Oakworth gem offers a unique blend of modern living, convenience, and charm. Don't miss the opportunity to make this house your home. Contact us today to schedule a viewing and step into your future.





Total Area: 97.7 m² ... 1052 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	83 66
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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