



## The Old Toll Cottage, Green Head Road, Keighley, BD20 6ED

Asking Price £295,000

- 16th CENTURY COTTAGE
- SINGLE GARAGE
- CLOSE TO AMENITIES
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- PAVED GARDEN
- TOP TIER FIXTURES AND FITTINGS
- GAS CENTRAL HEATING



# Green Head Road, Keighley BD20 6ED

This charming 16th Century COTTAGE exudes elegance, nestled in a PRESTIGIOUS LOCATION adorned with TIMELESS CHARACTER FEATURES. It boasts THREE BEDROOMS, a GENEROUSLY SIZED SINGLE GARAGE, PARKING AREA and PAVED GARDEN.



Council Tax Band: C

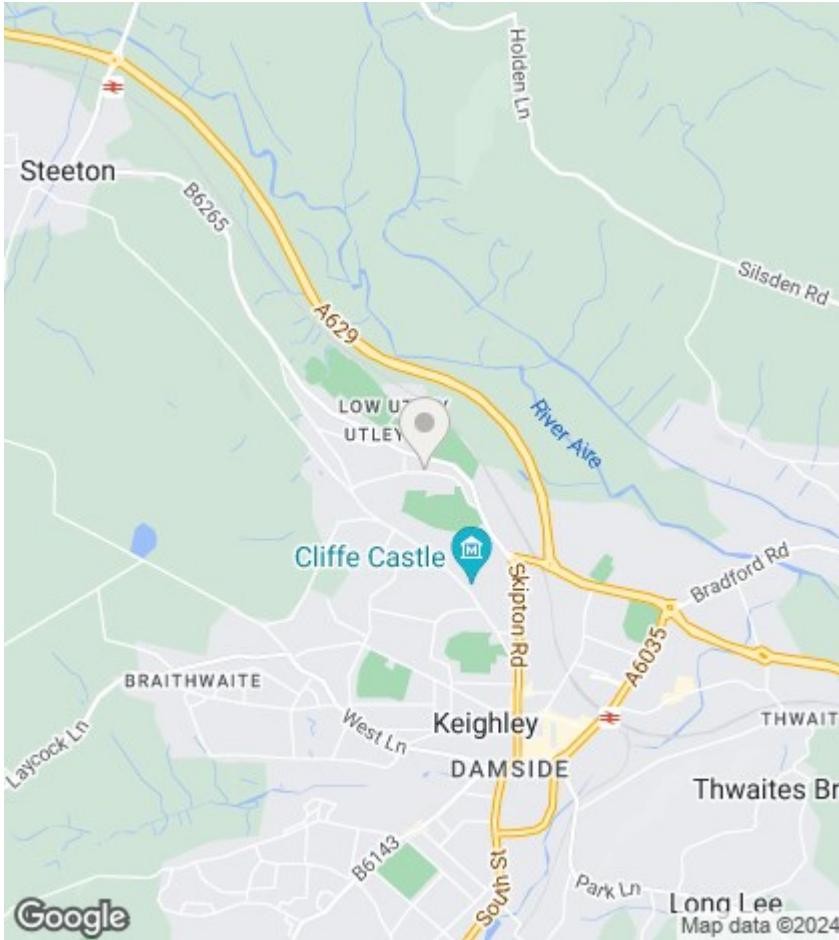


## PROPERTY DETAILS

This charming 16th Century cottage exudes elegance, nestled in a prestigious location adorned with timeless character features. Seamlessly blending historic charm with modern convenience, it boasts uPVC double glazing and gas fired heating. A generously sized single garage, parking area and paved garden complement the allure of this enchanting residence.

The Old Toll Cottage offers meticulously presented living space across two floors. Its interior, in our estimation, is tastefully adorned and boasts top-tier fixtures and fittings, including a recently installed high-quality kitchen and a multi-fuel stove in the lounge area. Truly, the full splendour of this remarkable property can only be appreciated through an internal inspection, certain to leave a lasting impression.

Conveniently situated for local amenities, yet only a mile from Keighley town centre's exceptional shopping facilities, this property enjoys easy access to major towns and cities of West Yorkshire via road and rail links.



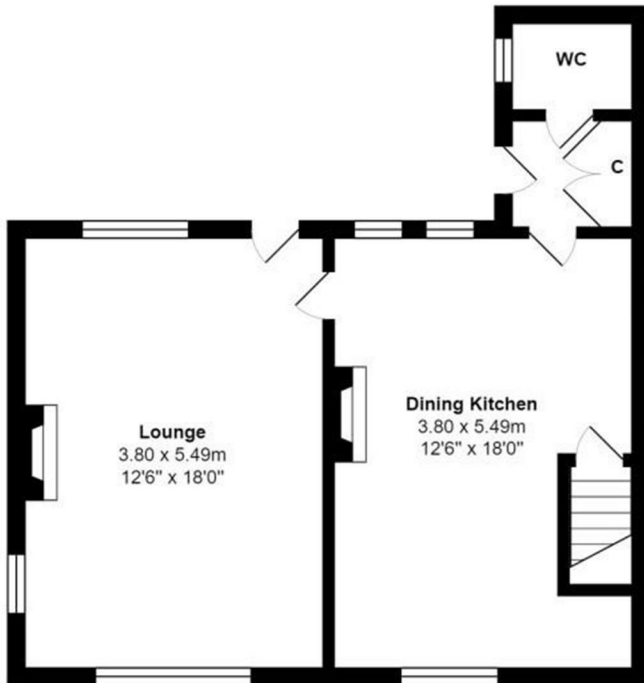
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

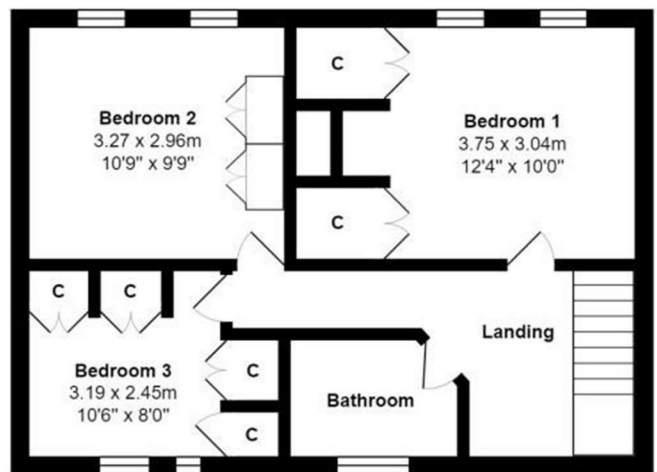
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 89.5 m<sup>2</sup> ... 963 ft<sup>2</sup>

All measurements are approximate and for display purposes only