



Pepper Hill Lea, Keighley BD22 7AQ

Asking Price £250,000

- SPACIOUS THREE STOREY SEMI-DETACHED
- SECLUDED SOUTH-FACING GARDEN WITH DECKING AREA
- PRIVATE DRIVEWAY
- WELL APPOINTED DINING KITCHEN
- LONG DISTANCE VIEWS
- THREE BEDROOMS
- INTEGRAL GARAGE WITH POWER & LIGHT
- GROUND FLOOR W.C
- RECENTLY INSTALLED WORCESTER BOSCH BOILER
- PEACEFUL CUL-DE-SAC LOCATION

Pepper Hill Lea, Keighley BD22 7AQ

This ELEGANT AND SPACIOUS THREE-STORY HOME, located in a PEACEFUL CUL-DE-SAC on the OUTSKIRTS OF OAKWORTH VILLAGE, truly needs to be seen to be appreciated. Constructed with AUTHENTIC YORKSHIRE QUARRY STONE, the property features a SECLUDED, SOUTH-FACING GARDEN with a paved patio perfect for alfresco dining and a RELAXING DECK AREA overlooking the garden.



Council Tax Band: C



PROPERTY DETAILS

This elegant and spacious three-story home, located in a peaceful cul-de-sac on the outskirts of Oakworth village, truly needs to be seen to be appreciated. Constructed with authentic Yorkshire quarry stone, the property features a secluded, south-facing garden complete with an attractive fountain, mature trees, a paved patio perfect for alfresco dining and a relaxing deck area overlooking the garden plus a timber garden shed.

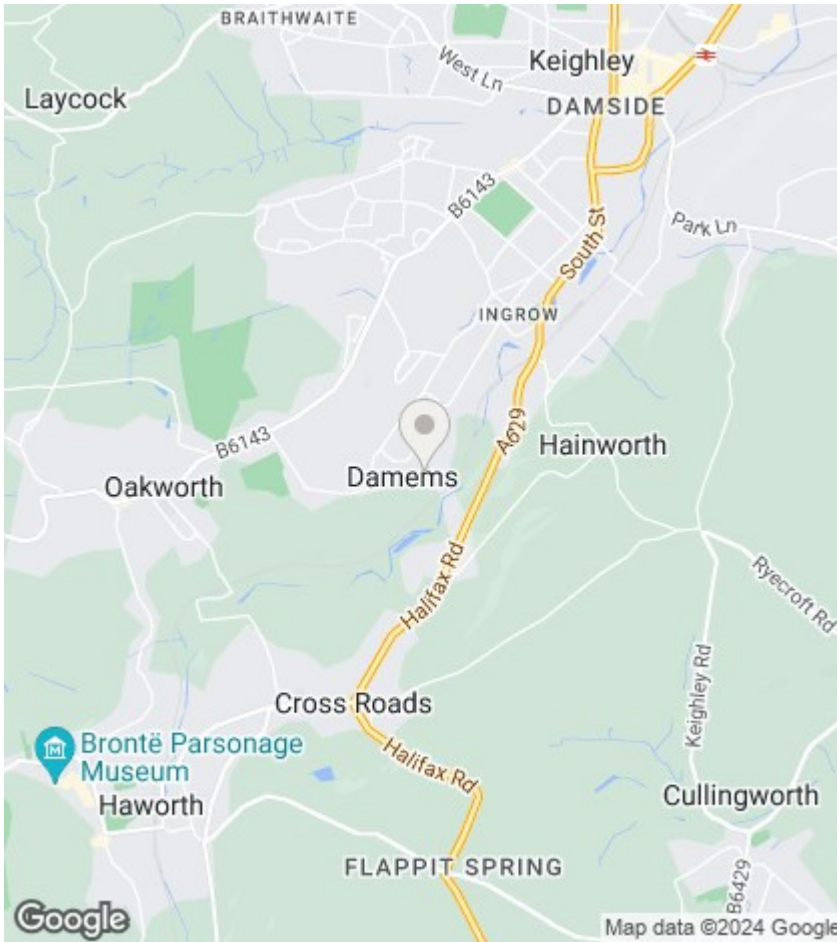
The ground floor offers a generous entrance hall with walnut flooring, a convenient W/C, and direct access to the integral garage. The garage is equipped with provisions for an automatic washing machine, shelving, power, lighting and an electrically operated, sectional, garage door with remote control. The well-appointed kitchen/diner on this floor also boasts walnut flooring, a new top-of-the-line Worcester Bosch gas boiler, and integrated appliances including a fridge, freezer, hob, oven and dishwasher. Sliding patio door opens to the rear garden, seamlessly blending indoor and outdoor living.

On the first floor, you'll find a spacious lounge with fitted shelving, offering lovely views of the rear garden, surrounding trees and distant hills. The third bedroom is also on this level, featuring a wardrobe and front-facing views.

The top floor hosts the master bedroom with built-in storage and wardrobes, a second bedroom with far-reaching views and a house bathroom complete with a shower, bath, toilet, washbasin, shaving point, towel rails and Italian marble flooring. In addition there is a large partially boarded loft which includes power and lighting, providing ample storage space.

Outside, a neatly fenced passageway along the side of the house ensures privacy, with a locked gate at the front. The entire house is well-equipped with ample electrical sockets throughout. Despite its tranquil setting, the property is conveniently close to bus stops and easy for commuting, with trains straight through from Keighley to London.

Viewing is essential to fully appreciate the charm and elegance of this beautiful home.



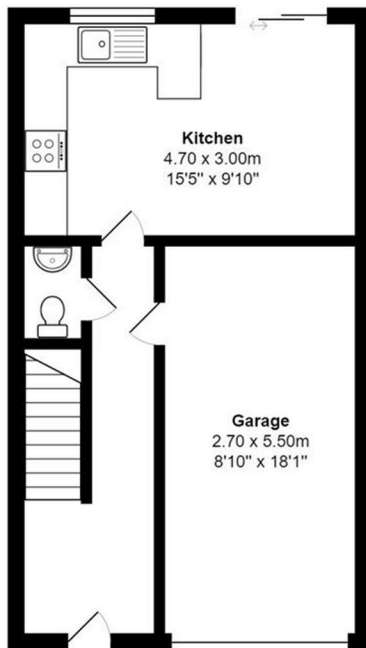
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

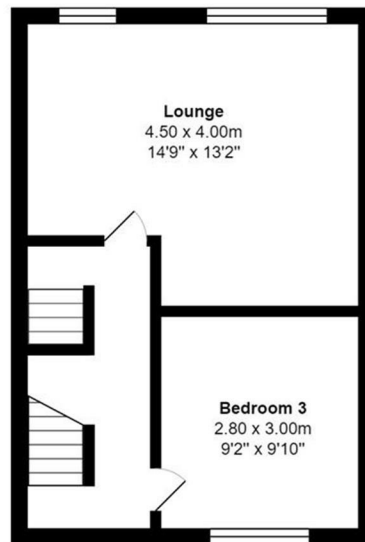
EPC Rating:

C

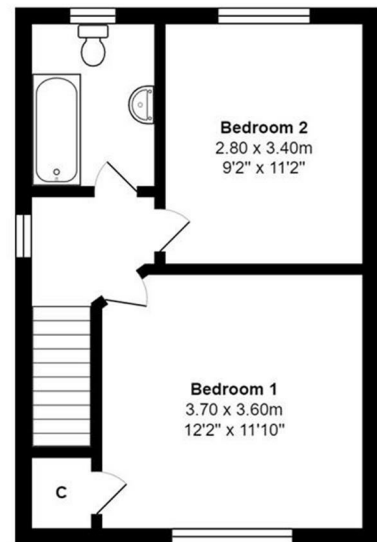
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 107.2 m² ... 1153 ft²

All measurements are approximate and for display purposes only