



**Branshaw Garden Keighley Road, Oakworth Keighley BD22 7EP**

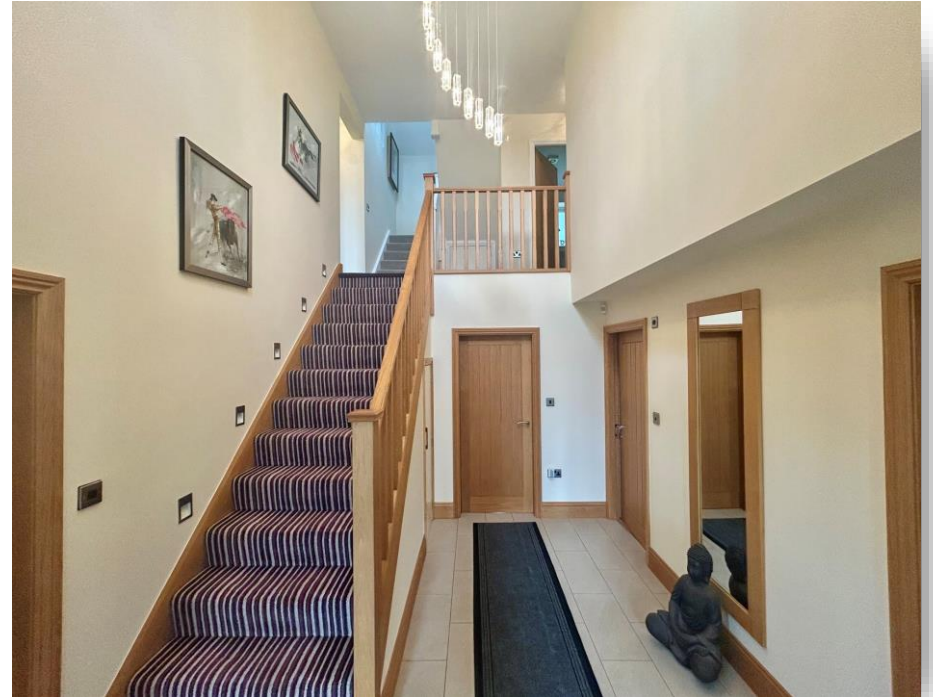
**holroyds**



*welcome to*

**Branshaw Garden Keighley Road, Oakworth Keighley**

Situated in a highly desirable part of Oakworth, this detached home offers substantial and flexible family living space. Rarely do properties of this size and standard come to market in such a sought after location. The property has been built by the current owners to an incredibly high standard.



This impressive family home welcomes you with a grand entrance hall, providing access to a home office, and convenient downstairs WC. From here the property opens into a spacious living room featuring a media wall with inset fire and expansive bi-fold doors opening onto the patio area ideal for indoor-outdoor living.

At the heart of the home is the beautifully designed kitchen-diner offers ample workspace, integrated appliances and generous storage. French doors extend this space to the rear garden. A large utility room provides extra space for laundry and additional cooking needs, with direct access to a double garage-perfect for secure parking, a gym, or workshop.

Upstairs, you'll find four well-proportioned bedrooms. A standout master suite, complete with built-in storage, en-suite, and stunning views across Worth Valley. Bedroom two also benefits from an en-suite, while the luxurious four-piece house bathroom including a freestanding tub and walk-in shower serves the remaining bedrooms.

The top floor hosts a generous loft room with ample space and versatility, currently used as a cinema space, easily adaptable as a sixth bedroom, studio, or games room.

Externally, the home enjoys an elevated position with ample off-street parking, a double garage, private garden with south facing views, patio areas to the front and side, a spacious lawn, a tiered rockery to the rear



***view this property online*** [holroydsestateagents.co.uk/Property/KEI104306](https://holroydsestateagents.co.uk/Property/KEI104306)



**welcome to**

## **Branshaw Garden Keighley Road, Oakworth Keighley**

- Detached Family Home
- Four Well Proportioned Bedrooms
- Large Loft Room, Potential to make two additional double rooms.
- Four Bathrooms
- Double Garage

Tenure: Freehold EPC Rating: B  
Council Tax Band: G

offers over



Please note the marker reflects the  
postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104306](https://holroydsestateagents.co.uk/Property/KEI104306)



Property Ref:  
KEI104306 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**holroyds**



**01535 610021**



[keighley@holroydsestateagents.co.uk](mailto:keighley@holroydsestateagents.co.uk)



59 North Street, KEIGHLEY, West Yorkshire,  
BD21 3SL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**