



Woodcote Fold, Oakworth Keighley BD22 0QG

welcome to

Woodcote Fold, Oakworth Keighley

Set in the picturesque, semi-rural village of Goose Eye-tucked quietly between Oakworth and Laycock-this beautifully maintained and exceptionally spacious family home offers versatile living across four well-designed floors. Surrounded by countryside yet within easy reach of local amenities.



The ground floor welcomes you with an entrance hall, guest W.C., and a stunning open-plan kitchen/diner. This modern, light-filled space features a generous layout, underfloor heating, a range of contemporary wall and base units, integrated appliances, and direct access to the rear garden-ideal for family living and entertaining.

The first floor provides three versatile reception rooms. The main living room is an impressively large, naturally bright space, enhanced by double doors opening to a charming Juliet balcony. A second reception room currently serves as an additional lounge, while the third is used as a home office-both adaptable to suit your lifestyle.

The second floor hosts three beautifully presented double bedrooms. The primary bedroom benefits from a private en-suite shower room, while the remaining bedrooms are equally well-appointed. Completing this level is a modern four-piece house bathroom.

The top floor features a spacious attic room, currently used as a fourth bedroom. This generous and flexible space can be tailored to a variety of needs, such as a playroom, studio, or additional office.

Externally, the property offers a double driveway and integral garage to the front. To the rear is an enclosed garden featuring both a flagged patio and a decked area, creating a low-maintenance space perfect for outdoor enjoyment. This superb property is one that truly must be viewed to be

Kitchen

18' 8" Max x 12' 6" Max (5.69m Max x 3.81m Max)

Living Room

20' 3" Max x 14' 5" Max (6.17m Max x 4.39m Max)

Lounge

15' 4" Max x 9' 2" Max (4.67m Max x 2.79m Max)

Office

10' 2" Max x 5' 11" Max (3.10m Max x 1.80m Max)

Bedroom 1

13' 5" Max x 9' 5" Max (4.09m Max x 2.87m Max)

Bedroom 2

12' 10" Max x 9' 5" Max (3.91m Max x 2.87m Max)

Bedroom 3

14' 7" Max x 10' 5" Max (4.45m Max x 3.17m Max)

Bedroom 4

17' 2" Max x 13' 9" Max (5.23m Max x 4.19m Max)



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Woodcote Fold, Oakworth Keighley

- GUIDE PRICE £300,000 - £350,000
- Driveway & Integral Garage
- Popular Residential Location
- Four Double Bedrooms
- Three Reception Rooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1500.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Oct 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KEI104536 - 0005

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