



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Holme House Lane, Oakworth, BD22 0QX

### Offers Over £550,000

A STUNNING AND SPACIOUS FAMILY HOME IN A BEAUTIFUL LOCATION

Nestled in the serene and picturesque Holme House Lane of Oakworth, Keighley, this detached house offers a tranquil retreat for those seeking a peaceful abode. The property boasts three inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.

With four generously sized bedrooms, including an added dressing room and en suite in the main bedroom, there is ample space for the whole family to relax and rejuvenate. Three of the bedrooms are dual aspect and the interiors throughout are deceptively spacious. With neutral tones and characterful features, this home has a warm and inviting atmosphere right through.

Outside, a driveway provides convenient off road parking, complemented by a garage for additional storage or vehicle space. The real gem of this property is the enchanting cottage-style rear garden, a delightful space to enjoy a morning coffee or host summer gatherings.

If you are looking for a home that exudes charm and tranquility, this property in Oakworth is a must-see. Viewing essential! Don't miss the opportunity to make this idyllic retreat your own.

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# Holme House Lane, Oakworth, BD22 0QX

## Offers Over £550,000



- Charming Detached Cottage
- Contemporary Fitted Kitchen
- Off Road Parking for Multiple Vehicles and Garage
- EPC Rating D
- Four Bedrooms
- Original Features
- Tenure Freehold
- Two Bathrooms
- Stunning Location
- Council Tax Band G

### Ground Floor

#### Entrance

Composite double glazed front door to utility.

#### Utility

12'8 x 6'3 (3.86m x 1.91m )

UPVC double glazed window, panelled wall and base units with granite worktops, Belfast sink, plumbing for washing machine, space for dryer and fridge freezer, plinth heater, enclosed boiler, tiled effect flooring and door to kitchen.

#### Kitchen

14'6 x 10'10 (4.42m x 3.30m)

Two UPVC double glazed windows, panelled wall and base units with granite worktops, integrated high rise Hotpoint double oven, Hotpoint six ring gas hob and extractor hood, double Belfast ceramic sink with mixer tap and integrated draining ridges, AGA range cooker, integrated Beko fridge freezer and Bosch dishwasher, plinth heater, spotlights, engineered oak flooring and open to dining room.

#### Dining Room

21'2 x 9'7 (6.45m x 2.92m)

Two UPVC double glazed windows, central heating radiator, spotlights, engineered oak flooring, doors to side hallway, inner hallway and storage.

#### Side Hallway

4'10 x 4'2 (1.47m x 1.27m )

Engineered oak flooring, door to WC and composite double glazed door to front.

#### WC

4'1 x 3'10 (1.24m x 1.17m)

UPVC double glazed frosted window, electric heater, low base WC, vanity top wash basin with traditional taps and tiled flooring.

#### Inner Hallway

Central heating radiator, engineered oak flooring, doors leading to two reception rooms, storage, stairs to first floor and composite double glazed door to rear.

#### Reception Room One

16'5 x 14'3 (5.00m x 4.34m )

UPVC double glazed window, central heating radiator, gas fire, exposed stone elevations, two feature wall lights, engineered oak flooring and double doors to conservatory.

#### Conservatory

13'0 x 10'5 (3.96m x 3.18m)

UPVC double glazed windows, pitched polycarbonate roof, central heating radiator and wood effect flooring.

#### Reception Room Two

12'3 x 11'9 (3.73m x 3.58m)

Two UPVC double glazed windows, central heating radiator and gas fire.

### First Floor

### Landing

UPVC double glazed window, doors leading to four bedrooms and bathroom.

#### Bedroom One

16'3 x 15'1 (4.95m x 4.60m )

Three UPVC double glazed windows, central heated radiator, fitted wardrobes, doors leading to study/dressing room and en suite.

#### Study/Dressing Room

11'5 x 5'4 (3.48m x 1.63m )

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

#### En Suite

11'5 x 9'4 (3.48m x 2.84m )

UPVC double glazed frosted window, central heating radiator, central heated towel rail, dual flush WC, his and hers wall mounted wash basins with mixer tap, freestanding double oval bath with mixer tap, direct feed shower enclosed, extractor fan, part tiled elevations and tiled flooring with underfloor heating.

#### Bedroom Two

12'1 x 11'5 (3.68m x 3.48m)

Three UPVC double glazed windows and central heating radiator.

#### Bedroom Three

12'0 x 8'1 (3.66m x 2.46m )

Two UPVC double glazed windows, central heating radiator and fitted storage.

#### Bedroom Four

12 x 8 (3.66m x 2.44m )

UPVC double glazed window and central heating radiator.

#### Bathroom

9'1 x 6'6 (2.77m x 1.98m )

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, double panel bath with mixer tap and overhead rinse head, corner direct feed shower enclosed, fully tiled elevations, spotlights and tiled flooring.

### Exterior

#### Rear

Enclosed garden with laid to lawn, bedding areas and paved patio.

#### Front

Paving, gravel chippings, bedding areas, off road parking for multiple vehicles leading to a garage and countryside views.

#### Garage

17'6 x 15'0 (5.33m x 4.57m)

