

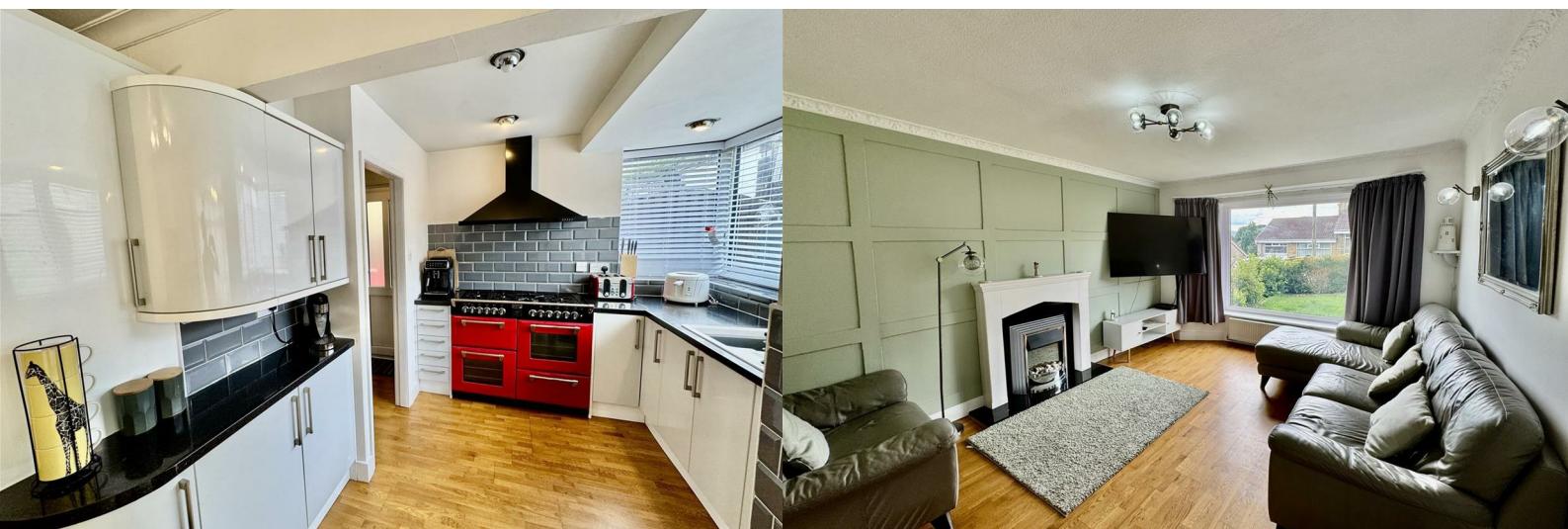


# Davies Properties



17 Moor Drive  
Oakworth, Keighley, BD22 7RF

Offers Around £280,000



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A superb opportunity to acquire this deceptively spacious and beautifully presented family home, offering generous and versatile accommodation arranged across three floors. Thoughtfully extended with a quality loft conversion, the property provides three well-proportioned bedrooms along with two loft rooms providing additional flexible space, ideal for a home office or occasional guest room.

The ground floor features an inviting entrance hall, a bright and comfortable lounge, and an impressive open-plan dining kitchen that flows into a conservatory, creating a perfect setting for family living and entertaining. A practical utility area and convenient ground-floor W/C complete this level. To the first floor are three good-sized bedrooms and a stylish four-piece family bathroom. The second floor benefits from a converted loft, forming two versatile rooms suitable for a variety of uses.

Externally, the property enjoys attractive, well-kept gardens to both the front and rear. A generous driveway provides off-street parking for multiple vehicles in tandem and extends to a carport and single garage.

Additional advantages include uPVC double glazing, gas central heating with a new combi boiler installed in April 2023, and a peaceful position within a sought-after residential area of the ever-popular village of Oakworth.

Early viewing is highly recommended – contact us today to arrange your appointment.

## GROUND FLOOR

### Entrance Hall

A composite entrance door opens into the property, featuring oak flooring, a central heating radiator, and a uPVC double glazed window to the side elevation.

### Living Room

11'10" x 16'1" (3.61m x 4.90m)

Featuring a uPVC double glazed bay window to the front elevation, this room includes a central heating radiator, an electric fire with a modern surround, and oak flooring.

### Kitchen

8'10" x 8'4" (2.69m x 2.54m)

The kitchen is fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks. It includes a one and a half bowl resin sink, an integrated dishwasher, and a range-style gas cooker with extractor hood above. A uPVC double glazed window overlooks the rear elevation. The oak flooring continues seamlessly throughout the ground floor.

### Family Dining

11'2" x 12'1" (3.40m x 3.68m)

The wall and base units continue throughout to seamlessly blend together the kitchen and dining area. Additional features include a breakfast bar area and a central heating radiator.

### Dining Conservatory

9'3" x 10'8" (2.82m x 3.25m)

The dining conservatory provides a versatile living space, featuring uPVC double glazed windows and a door leading to the rear garden. The oak flooring continues seamlessly into this area.

### Utility Area

7'11" x 7'6" (2.41m x 2.29m)

The inner hallway offers a practical utility area with ample shoe storage, plumbing for a washing machine, and space for a stacked tumble dryer. It also benefits from two useful storage cupboards, one of which houses the combi boiler, (installed in April 2023).

### W/C

5'11" x 3'0" (1.80m x 0.91m)

This convenient ground floor W/C is ideal for easy access from the ground floor and comprises a toilet, compact vanity sink unit, chrome heated towel rail, tiled walls and flooring, and a uPVC double glazed window to the front elevation.

## FIRST FLOOR

### Bedroom 1

11'11" x 10'8" (3.63m x 3.25m)

Featuring a uPVC double glazed window to the front elevation with far-reaching views towards Haworth, along with a central heating radiator and storage cupboard.

### Bedroom 2

10'6" x 12'5" (3.20m x 3.78m)

Includes a uPVC double glazed window to the rear elevation, a central heating radiator, and a built-in wardrobe with sliding doors.

### Bedroom 3

7'6" x 8'6" (2.29m x 2.59m)

A uPVC double glazed window to the rear elevation and a central heating radiator are included.

### Bathroom

7'6" x 9'0" (2.29m x 2.74m)

A modern bathroom featuring a four-piece suite comprising a bath, W/C, vanity sink unit, and separate shower cubicle. It also includes a chrome heated towel rail, tiled walls and flooring, and a uPVC double glazed window to the side elevation.

## SECOND FLOOR

The loft was originally converted into a fourth bedroom; however, the current owners have subdivided the space to create two separate rooms.

### Room 1

12'6" x 9'5" (with some restricted headroom) (3.81m x 2.87m (with some restricted headroom))

Includes a Velux roof window and a central heating radiator.

### Room 2

12'6" x 7'9" (with some restricted headroom) (3.81m x 2.36m (with some restricted headroom))

Featuring a Velux roof window and a central heating radiator.

## EXTERIOR

The front garden is lawned with shrubbery, and a driveway offers convenient off-road parking for at least two vehicles in tandem, extending down the side of the property to a carport and single garage. The rear garden is low-maintenance, featuring artificial grass and a decked patio area, providing an ideal space to relax and enjoy the summer months.

## ADDITIONAL INFORMATION

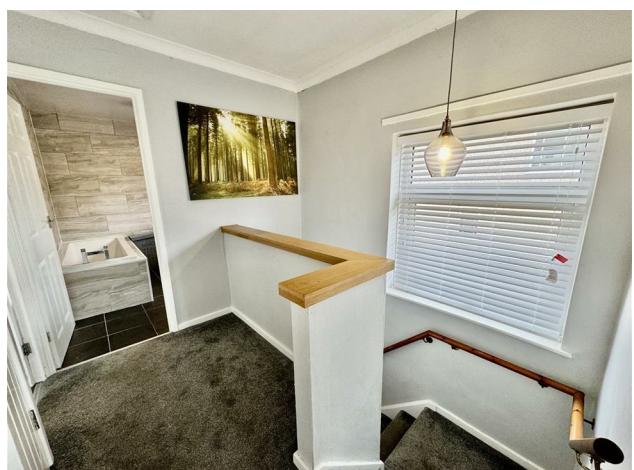
~ Council Tax Band: C

~ Tenure: Freehold

~ Parking: Driveway leading down the side of the property to a single garage

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.





## Road Map



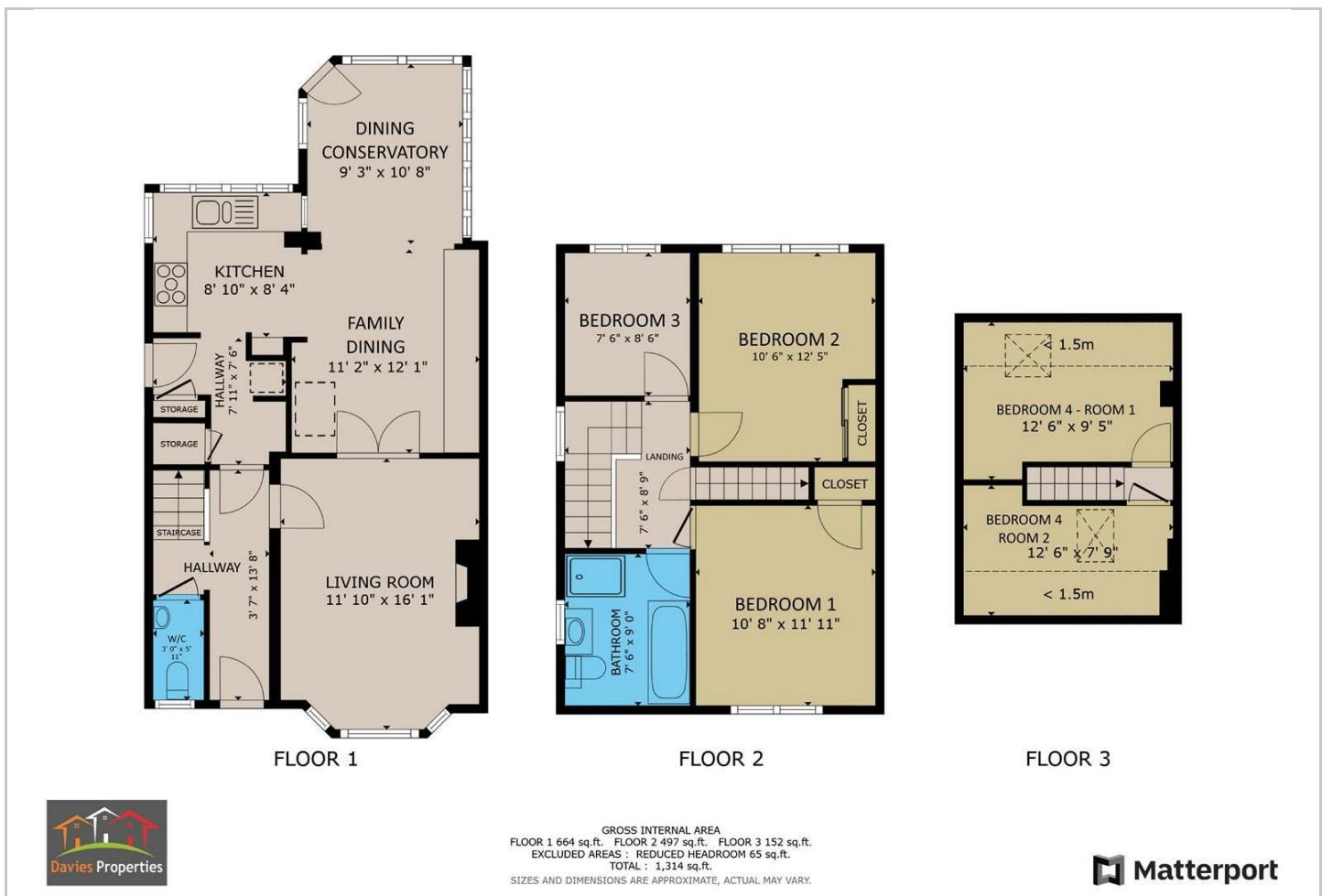
## Hybrid Map



## Terrain Map



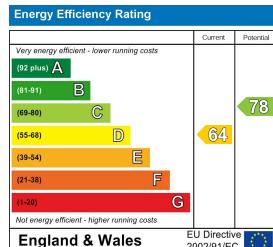
## Floor Plan



## Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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42 North Street, Keighley, West Yorkshire, BD21 3SE

Tel: 01535 872018

Email: info@davies-properties.co.uk

Web: www.davies-properties.co.uk