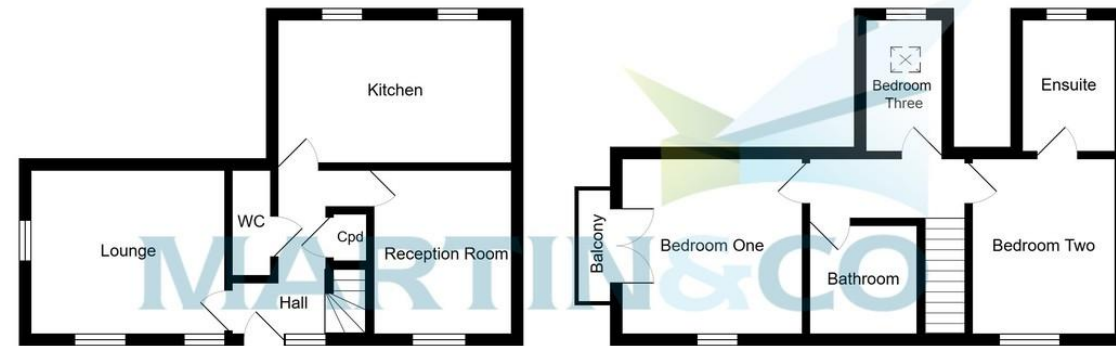




Property Location



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Woodcote Fold, Goose Eye

£140,000

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>



40 Woodcote Fold
Keighley
BD22 0QG

Key features:

- Three Bedroom Mid Terrace
- Gas Central Heating
- Two Reception Rooms
- En-Suite
- Balcony
- NO CHAIN
- Family Home
- Popular Residential Location

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Why you'll like it

RARE OPPORTUNITY to purchase this Three Bedroom Terraced family home located in the heart of Goose Eye. Benefitting from; spacious accommodation, two reception room, bedroom with en-suite and gas central heating. Viewing is essential!

You may never have heard of Goose Eye, which is tucked away in the countryside between Oakworth and Laycock, yet is around 10 minutes drive from Keighley station and that puts Leeds within less than an hour from home. Goose Eye is a well respected semi-rural hamlet situated between Oakworth, Laycock and Sutton tops, with the acclaimed Turkey Inn public house within close proximity and popular local walks and countryside virtually on the doorstep.

Offered with no forward chain
Leasehold Years Remaining: 974
Service Charge Per Annum - £1003.40
Sewage Utility Charge Per Annum - £500.40
Ground Rent Per Annum £50

HALL

LOUNGE 12' 1" x 10' 2" (3.7m x 3.1m)

RECEPTION ROOM 8' 6" x 10' 2"
(2.6m x 3.1m)

KITCHEN 13' 9" x 9' 2" (4.2m x 2.8m)

DOWNSTAIRS WC

LANDING

BEDROOM ONE 11' 5" x 10' 9" (3.5m
x 3.3m)

BEDROOM TWO 8' 10" x 11' 1" (2.7m
x 3.4m)

ENSUITE 6' 2" x 9' 2" (1.9m x 2.8m)

BEDROOM THREE 4' 11" x 8' 2"
(1.5m x 2.5m)

