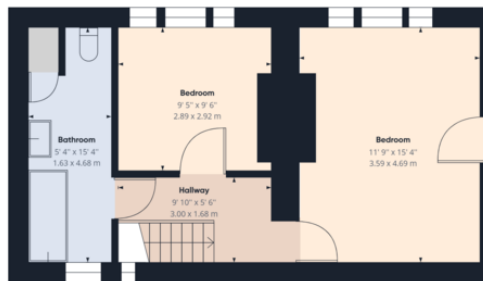




Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾
855.56 ft²
79.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

Goose Eye, Oakworth, BD22

£160,000 Freehold

Two Bedroom Cottage

EPC Rating: E

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

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



Goose Eye Keighley BD22

Key features:

- Double Fronted Grade II Listed Cottage With Outer Buildings
- Modernisation Required Throughout
- Original Character
- Gas Central Heating
- Large Garden To Side (1/4 Acre)
- No Chain
- Idyllic Village Location

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		85
(81-91) B		
(69-80) C		47
(55-68) D		
(39-54) E		47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Why you'll like it

Unique excellent opportunity to purchase this Double Fronted Grade II Listed Cottage with ample character and an excellent village location. The property is in need of renovation, perfect for a developer or those looking to put there own stamp on it. Viewing is essential

****There are outer buildings across the road which are also up for negotiation****

The property consists; Large living room with exposed wooden beams, gas fire and storage cupboard. Kitchen/diner with a range of wall and base units in need of updating, exposed wooden beams, storage cupboards and pantry room. Access from the second front door and staircase to first floor.

To The First Floor: Excellent sized double bedroom with large window providing ample natural light and lovely views. Exposed beam ceiling and walk in storage cupboard. Second Double bedroom with large window providing ample natural light and lovely views with exposed beamed ceiling. Sizeable bathroom with three piece suite in need of updating. Built in storage cupboard
To The Outside; To the side there is a large wall garden and to the rear is additional garden areas comprising of around 1/4 acre. There are outer buildings across the road which are also up for negotiation.



The property benefits from; Gas Central Heating, Large gardens to side and rear, dedicated parking space and ample character throughout. The property is in the centre of Goose Eye village adjoined to to the well known Turkey Inn, having numerous scenic walks over the surrounding unspoilt Bronte Countryside. The larger business centres of Skipton, Keighley and Bradford are all within commuting distance.

LOUNGE 14' 9" x 12' 1" (4.5m x 3.7m)
Accessed from one of the front doors with exposed wooden beams, gas fire and storage cupboard.

KITCHEN/DINER 14' 5" x 14' 9" (4.4m x 4.5m)
A range of wall and base units in need of updating, exposed wooden beams, storage cupboards and pantry room. Access from the second front door and staircase to first floor

BEDROOM ONE 15' 1" x 11' 5" (4.6m x 3.5m)
Excellent sized double bedroom with large window providing ample natural light and lovely views. Exposed beam ceiling and walk in storage cupboard

BEDROOM TWO 10' 9" x 8' 6" (3.3m x 2.6m)
Double bedroom with large window providing ample natural light and lovely views with exposed beamed ceiling

BATHROOM 15' 1" x 4' 11" (4.6m x 1.5m)
Sizeable bathroom with three piece suite in need of updating. Built in storage cupboard

TO THE OUTSIDE To the side there is a large wall garden and to the rear is additional garden areas. There are outer buildings across the road which are up for negotiation.

