



Energy Rating
E 46

Council Tax
To be assessed (Bradford Metropolitan District Council)

Services
We understand the property is connected to mains gas, mains electricity and mains water. Drainage to a private septic tank. Gas central heating.

Tenure
Freehold

Directions
From Keighley town centre take the second exit from the High Street roundabout onto Oakworth Road and turn right after about 100 metres onto West Lane. Continue on West Lane for about 1 mile and turn left onto Braithwaite Road continuing for about 1 mile to Laycock village. In the centre of the village turn left opposite Chapel Lane bearing left and following the drive down to 3 Laycock Lane. A for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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DAVID HILL



3 Laycock Lane, Laycock, BD22 0PH
Guide Price £245,000

3 Laycock Lane, Laycock, BD22 0PH

• Keighley 2 miles • Skipton 8 miles • Colne (M65) 11 miles • Bradford 12 miles • Leeds 21 miles •

An interesting renovation project comprising an attractive detached three bedroom cottage in need of complete refurbishment throughout with private parking and a generous walled garden. Beyond the cottage are extended grounds of approximately 0.77 acres, part of which incorporates a graveyard.

The property enjoys a super southerly aspect with views across the valley yet is conveniently located within Laycock village and easy reach of the larger local centres.

Location

The property is situated within the small rural village of Laycock, approximately 3.5 miles north of the renowned village of Haworth, home to the Bronte sisters, with its picturesque cobbled high street and numerous independent shops. 2 miles to the west lies the larger vibrant town of Keighley offering a full range of amenities and services including direct rail links to both Bradford and Leeds.

Description

This interesting property which is currently in the ownership of the Methodist Church comprises a detached three bedroom cottage which now requires complete renovation and refurbishment throughout but offers tremendous scope with potential to extend further, subject to planning permission. The house benefits from a generous walled garden and a separate parking area.

Adjoining the cottage and gardens to the east are extended grounds of approximately 0.77 acres in total, approximately half of which are burial grounds. The remaining half is a grassed area, perfect for creating a vegetable plot or perhaps keeping a few hens.

The cottage is entered from the front into a central hall with stairs leading to the first floor. To one side of the hall is a dining room with large feature stone fireplace with a built in cupboard and shelf unit to one side. To the other side of the hall is a living room with a wooden fire surround with tiled back and hearth and feature arched alcove. An inner lobby gives access to cellar via stone steps and leads through to the kitchen. The kitchen has a range of base and wall units, laminate surfaces and a stainless steel sink and drainer. Gas cooker point and external door to terrace and garden area.



The cellar is accessed via stone steps and comprises two rooms forming useful storage (13.44m x 1.54m and 1.52m x 3.95m). The gas meter is located to one side with the other side having stone shelves.

The first floor landing gives way to three bedrooms, the largest having an original feature cast iron fireplace and storage built in over the stairs. Bedroom 3 is accessed via a couple of steps down from the landing. The house bathroom has a large shower cubicle, WC and pedestal wash basin together with an airing cupboard housing the Worcester gas combination boiler.

Outside

From the cobbled drive in front of the cottage there is access to a private parking area with a gate leading through to a terraced patio seating area adjacent the house and steps leading down to a generous predominantly lawned garden. There are a couple of storage sheds within the garden.

Beyond the cobbled drive through double wrought iron gates lies extended grounds of 0.77 acres, approximately half of which forms a burial ground.

Tenure

Whereas the cottage and gardens, shown coloured red on the plan, are to be sold freehold, the extended grounds, shown coloured blue, will be sold leasehold with rights reserved to enable families to attend the burial ground and restrictions on future use. There will also be a requirement for the purchasers of the cottage to maintain the areas around the graves and keep the grass cut.

