

The Cottage High Hob Cote Farm, Oakworth, Keighley, Yorkshire, BD22

ORW

£625,000



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Council Tax Band: F

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Situated on the delightful high hob cote farm, this detached, four bedroom cottage offers tranquil and spacious living accommodation. Boasting spectacular views over the Bronte countryside, this property features generous driveway and garden areas as well as four large bedrooms, perfect for a family.

To the ground floor, this property features two reception rooms and a conservatory, perfect for entertaining guests with its mixture of contemporary design and character features.

Viewings are advised to appreciate all that this property has to offer.

The property briefly comprises of:

Dining Kitchen

Dining kitchen with beam features, fitted wall and base units, wood effect flooring, uPVC double glazing, gas central heating. Range style cooker.

Reception Room

Reception room with beam features, uPVC double glazing and gas central heating. Multi fuel fireplace.

Snug

Snug area with uPVC double glazing and gas central heating.

Utility / Cloakroom

Utility / Cloakroom with uPVC double glazing, gas central heating, white wc, fitted worktop with sink.

Conservatory

Conservatory with uPVC double glazing and gas central heating. Far reaching views to the property rear.

Hallway

Master Bedroom

Double bedroom with uPVC double glazing and gas central heating.

En Suite

Tiled En suite with white suite and white vanity unit.

Bedroom 2

Double bedroom with uPVC double glazing and gas central heating.

En suite

En suite with three piece suite, fitted vanity unit, uPVC double glazing and gas central heating.

Bedroom 3

Double bedroom with uPVC double glazing and gas central heating.

Bedroom 4

Double bedroom with uPVC double glazing and gas central heating.

Bathroom

Bathroom with uPVC and gas central heating. White three piece suite with fitted vanity unit and shower over the bath.

Garden

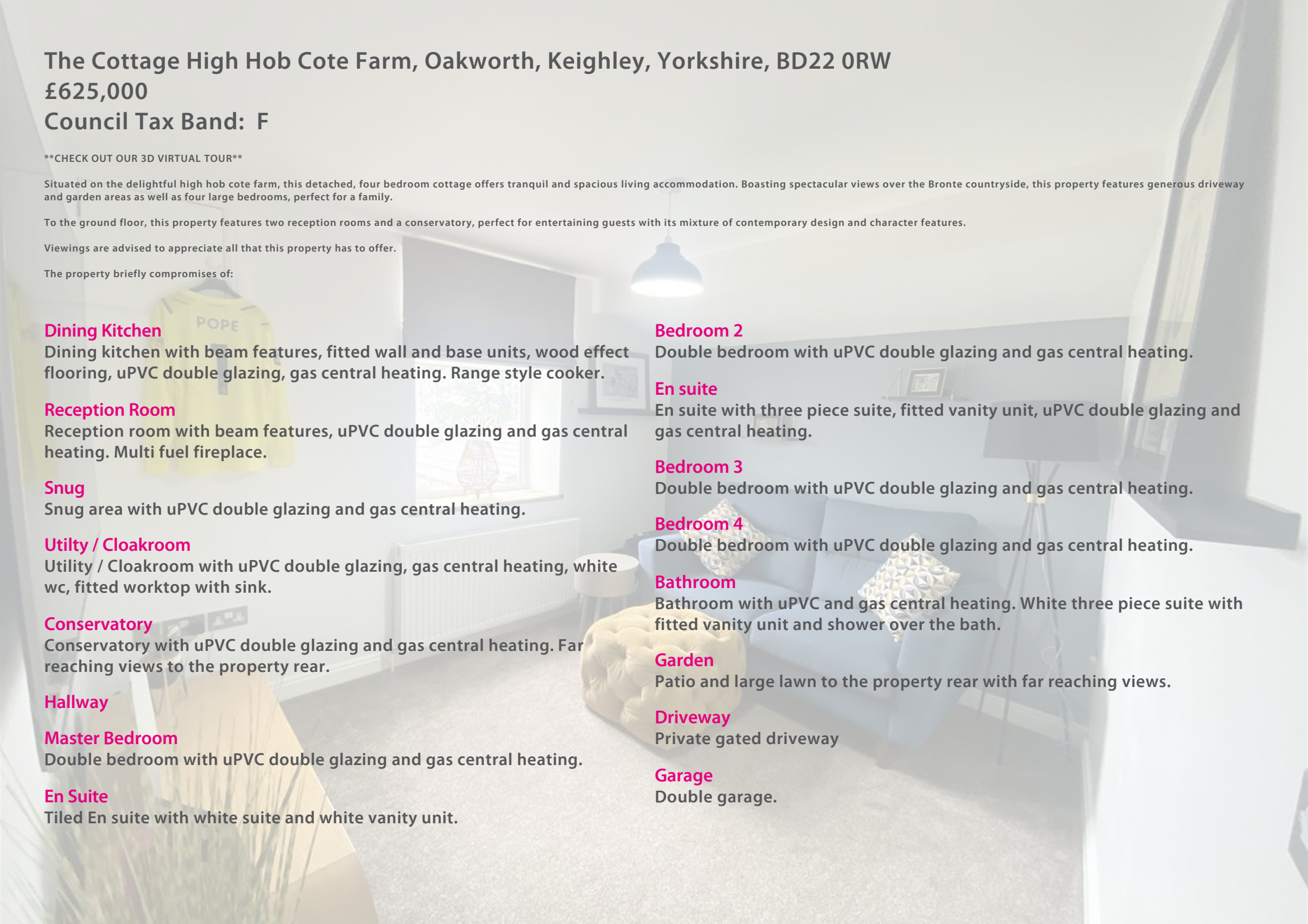
Patio and large lawn to the property rear with far reaching views.

Driveway

Private gated driveway

Garage

Double garage.







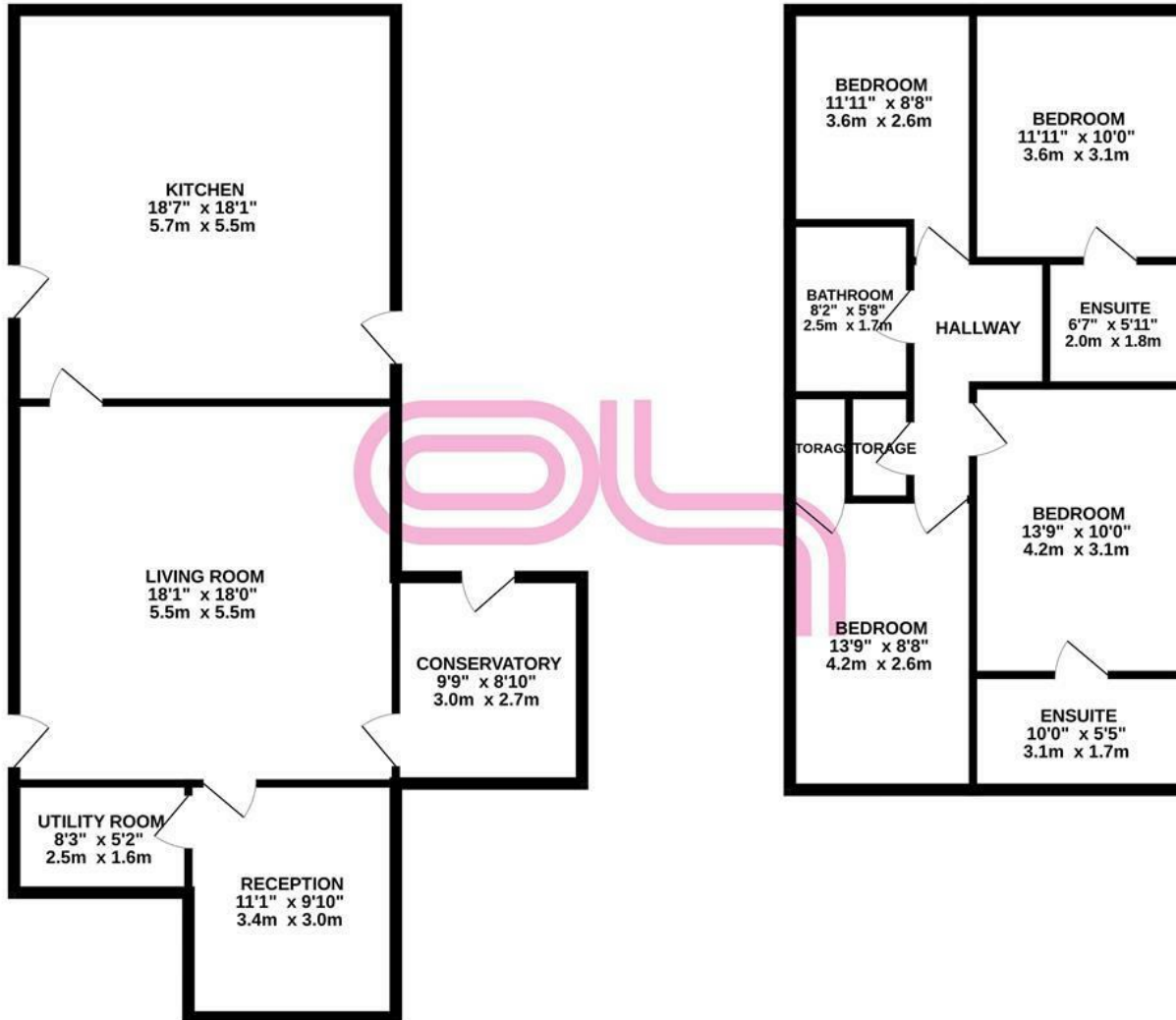


GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



246 Oakworth Road
Keighley
West Yorkshire
BD21 1RB
01535 289123



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	