



**Water Mill Court, Oakworth Keighley BD22 0QF**

**welcome to**

**Water Mill Court, Oakworth Keighley**

A spacious four bedroom detached family home, arranged over three floors and situated within the highly sought-after village of Goose Eye, close to Oakworth and Keighley.



Well presented throughout this substantial home offers generous and versatile accommodation. The welcoming entrance hall leads through to a superb triple-aspect lounge, flooded with natural light and providing an excellent space for both relaxation and entertaining. Adjacent to the lounge is a spacious dining kitchen, fitted with a range of wall and base units with wooden work surfaces and ample room for family dining, creating the perfect hub of the home. Integrated appliances include a microwave, oven, gas hob and extractor fan, with additional space for a washing machine and fridge freezer.

To the first floor, the landing leads to the principal bedroom with en-suite shower room, a further double bedroom, a modern three-piece house bathroom and an additional versatile bedroom, ideal for use as a home office, nursery or dressing room.

The second floor offers a particularly versatile and substantial double bedroom featuring character beams, three Velux windows and downlighting, creating a bright and distinctive living space. The room presents exciting potential for a guest suite, second sitting room or further subdivision, subject to the necessary requirements, with scope to install an en-suite if desired.

Externally the property benefits from private paved off-road parking for two vehicles to the front, while to the rear is an enclosed south-west facing garden featuring flagged seating areas, planted borders and planters ideal for enjoying the afternoon and evening sun.

## Additional



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## Water Mill Court, Oakworth Keighley

- Detached Property
- Spacious Accommodation Over Three Floors
- Four Bedrooms
- Principal Bedroom with En-Suite
- Large & Versatile Second Floor Room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £270,000



Please note the marker reflects the postcode not the actual property

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