



**49 & 51 BRIDGE STREET  
OAKWORTH**



**A DETACHED 4 BEDROOMED FAMILY HOME  
TOGETHER WITH A 2 BEDROOMED BUNGALOW IN  
AN ENCLOSED PRIVATE COBBLED  
COURTYARD INCLUDING A TREBLE GARAGE  
SITUATED IN A HIGHLY REGARDED  
SEMI-RURAL VILLAGE**

**PRICE: £470,000**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)





A rare opportunity to effectively acquire '2 properties in 1' at a very sensible price, including a traditional 4 bedroomed detached home and a self contained 2 bedroomed bungalow, offering the versatility to provide ancillary accommodation for a combined family or potentially to provide an income as a private let.

The Old Stable extends to circa 1330 sq ft briefly including 3 reception Rooms, a well equipped Kitchen and a ground floor Bathroom, being complemented by 4 first floor Bedrooms and a second Bathroom. The adjacent bungalow (The Old Sunday School) covers a further 820 sq ft comprising a light & airy Sitting Room & Dining Kitchen with Utility, a modern Shower Room, 2 Double Bedrooms and a versatile Dressing Room or Study. Externally a private re-laid cobbled driveway provides excellent parking and gives access to a superb treble Garage.

Oakworth has a well respected primary school and popular pubs & eateries, whilst the neighbouring village of Haworth is steeped in local history, well known for its association with the Bronte Sisters and The Railway Children, also being well situated within comfortable commuting distance to the larger business centres of Keighley, Bradford and Leeds.

With the combination of the properties providing something of a 'one off' and a specific lifestyle choice, closer inspection is recommended for them to be fully appreciated, with the accommodation in detail comprising:

**THE OLD STABLE, 51 BRIDGE STREET**

Large original panelled stable door to:

**HALL:** 7'8" x 6'2" with tiled floor and staircase to the first floor.

**DINING ROOM:** 11'8" x 7'7" with beamed ceiling and open plan layout with stone arch to the living room.

**KITCHEN:** 18'0" x 7'9" with wall and base units, worktops, stainless steel sink & drainer, oven, 4 ring electric hob with concealed extractor hood over, tiled floor, half glazed external composite door and 3 high level feature windows.

**LIVING ROOM:** 15'9" x 12'9" with exposed beams, electric fire and feature windows on 2 sides.



**SITTING ROOM:** 18'3" x 14'0" (avg) with solid fuel stove in feature stone fireplace, vaulted ceiling with 2 Velux windows, external barn door, exposed beams and laminate flooring.

**BATHROOM:** 8'0" x 5'5" with panelled bath, w.c, wash basin with cupboards under, laminate flooring, ladder radiator, part tiled walls and window.

**TO THE FIRST FLOOR**

**LANDING:** 20'4" x 7'7" (max).

**BEDROOM 1:** 8'8" x 13'9" (into fitted wardrobes).



**BEDROOM 2:** 10'6" x 8'10".

**BEDROOM 3:** 10'10" x 7'8" with fitted wardrobe.

**BEDROOM 4 / STUDY:** 11'8" x 4'7".

**BATHROOM:** 8'8" x 6'7" with panelled bath with shower over & glass screen, low suite w.c, pedestal wash basin, tiled floor, ceiling downlights, ladder radiator and leaded uPVC window.



**THE OLD SUNDAY SCHOOL, 49 BRIDGE STREET**

Part glazed composite door to:

**DINING KITCHEN:** 13'8" x 12'5" with range of wall and base units with contrasting worktops over, stainless steel sink & drainer, oven & 4 ring electric hob with extractor hood over, dishwasher plumbing, laminate flooring and windows on 2 sides.

**UTILITY:** 6'9" x 5'7" with matching flooring, washer plumbing, wash hand basin, fitted shelves and Ideal combination boiler.

**SITTING ROOM:** 15'1" x 13'1" with windows on 2 sides and recessed shelving.

**BEDROOM 1:** 11'9" x 8'3" (plus range of fitted wardrobes) with feature fireplace.



**DRESSING ROOM / STUDY:** 13'10" x 5'1" (avg) a versatile room with long distance views.

**BEDROOM 2:** 10'9" x 9'3" with far reaching views.

**SHOWER ROOM:** 6'11" x 4'10" with large walk-in shower enclosure, low suite w.c wash hand basin, part mermaid boarded walls, ladder radiator laminate floor and window with frosted glass.



**TO THE OUTSIDE**

A private gated sweeping cobbled driveway provides parking for several cars and gives access to 2 GARAGES: 16'6" x 15'8" & 15'4" x 8'10" with a further useful STORE to the rear.

There is a lawned garden, flagged sitting out areas, a log store and a useful timber shed. There is also a lean to store adjoining the bungalow and further storage beneath it.



**SERVICES:** Mains water, drainage, gas and electricity are connected to the property. Solar panels are installed and contribute significantly to running costs. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**COUNCIL TAX:** Verbal enquiry reveals that no.49 has been placed in Band C and no.51 in Band D.

**POST CODE:** BD22 7PX

**TENURE:** The properties are freehold and vacant possession will be given on completion of the sale.

**VIEWING:** Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

**PRICE:** £470,000

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

*Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.*

