Davies Properties



40 Lidget

Oakworth, Keighley, BD22 7HH

Offers Over £150,000

2 1 1 E





40 Lidget

Oakworth, Keighley, BD22 7HH

Offers Over £150,000





A well-presented two-bedroom stone-built home situated in the heart of the popular village of Oakworth, offering approximately 696 sq ft of accommodation and likely to appeal to first-time buyers, downsizers and buy-to-let investors alike.

The property has a welcoming and surprisingly spacious feel, with a generous living room featuring exposed ceiling beams, a fitted kitchen with adjoining utility room, two well-proportioned bedrooms and a modern bathroom. The main bedroom is particularly generous and benefits from an excellent range of fitted wardrobes and storage.

Outside, there is an enclosed paved seating area providing a low-maintenance space for relaxing or entertaining, together with an additional garden area offering further outdoor space.

Oakworth remains one of the area's most popular villages, combining a strong sense of community with convenient everyday amenities. Oakworth Primary School and Holden Park are both close by, while the village also offers local shops, pubs and services. Beautiful countryside surrounds the village, with Haworth and the Worth Valley within easy reach, making this an excellent base for walkers and those who enjoy the outdoors.

Whether you're looking for your first home, somewhere more manageable or an investment in a sought-after village location, this appealing property has plenty to offer.

Early viewing is strongly recommended.

GROUND FLOOR

Living Room
14'2" x 13'1" (4.32m x 3.99m)
A spacious living room with a uPVC double-glazed window and entrance door to the front elevation, a central heating radiator and a wall-mounted living flame gas fire providing an attractive focal point.

Kitchen
11'0" x 8'8" (3.35m x 2.64m)
Fitted with a range of wall and base units with complementary work surfaces and tiled splash-backs, incorporating a composite sink, integrated electric oven and gas hob. Further features include laminate flooring, a central heating radiator and a uPVC double-glazed window overlooking the rear.

Utility Room
5'10" x 5'4" (1.78m x 1.63m)
A useful utility area with tiled walls, a uPVC double-glazed window to the rear elevation, plumbing for a washing machine, wall-mounted combi boiler and a uPVC door providing direct access out to the rear garden.

FIRST FLOOR

Bedroom 1
13'8" x 11'9" (4.17m x 3.58m)
A generously proportioned bedroom with a uPVC double-glazed window to the front elevation, a central heating radiator and a useful range of fitted wardrobes and storage cupboards.

Bedroom 2
7'9" x 10'0" (2.36m x 3.05m)
A well-proportioned bedroom with a uPVC double-glazed window to the rear elevation and a central heating radiator.

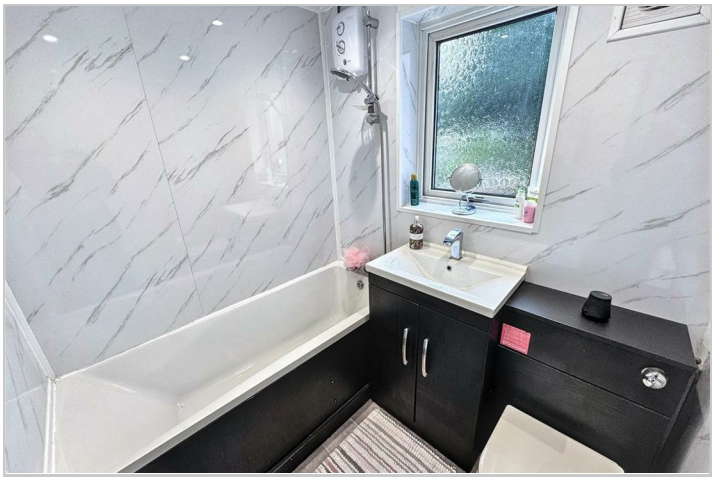
Landing
With useful wall-mounted storage cupboards providing additional storage space, complemented by practical laminate flooring.

Bathroom
6'2" x 5'5" (1.88m x 1.65m)
A modern bathroom fitted with a panelled bath and electric shower over, vanity wash basin and concealed-cistern W/C. Further features include laminate wall panelling, vinyl flooring, a central heating radiator and a uPVC double-glazed window to the rear elevation.

EXTERIOR
To the rear is an enclosed garden arranged over two levels, with a paved seating area and a raised section laid with artificial grass, complemented by planted borders. There are also useful stone-built outbuildings providing additional storage, together with a further covered outside room, currently used to house a treadmill, also having plumbing for a washing machine, which offers flexible storage or hobby space or separate utility area.

ADDITIONAL INFORMATION
~ Tenure: Freehold
~ Council Tax Band: A
~ Parking: On street, no permit required
~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.

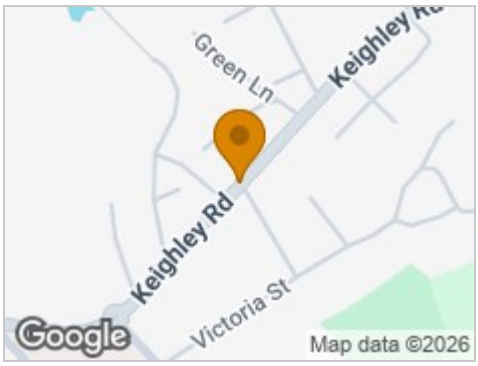








Road Map



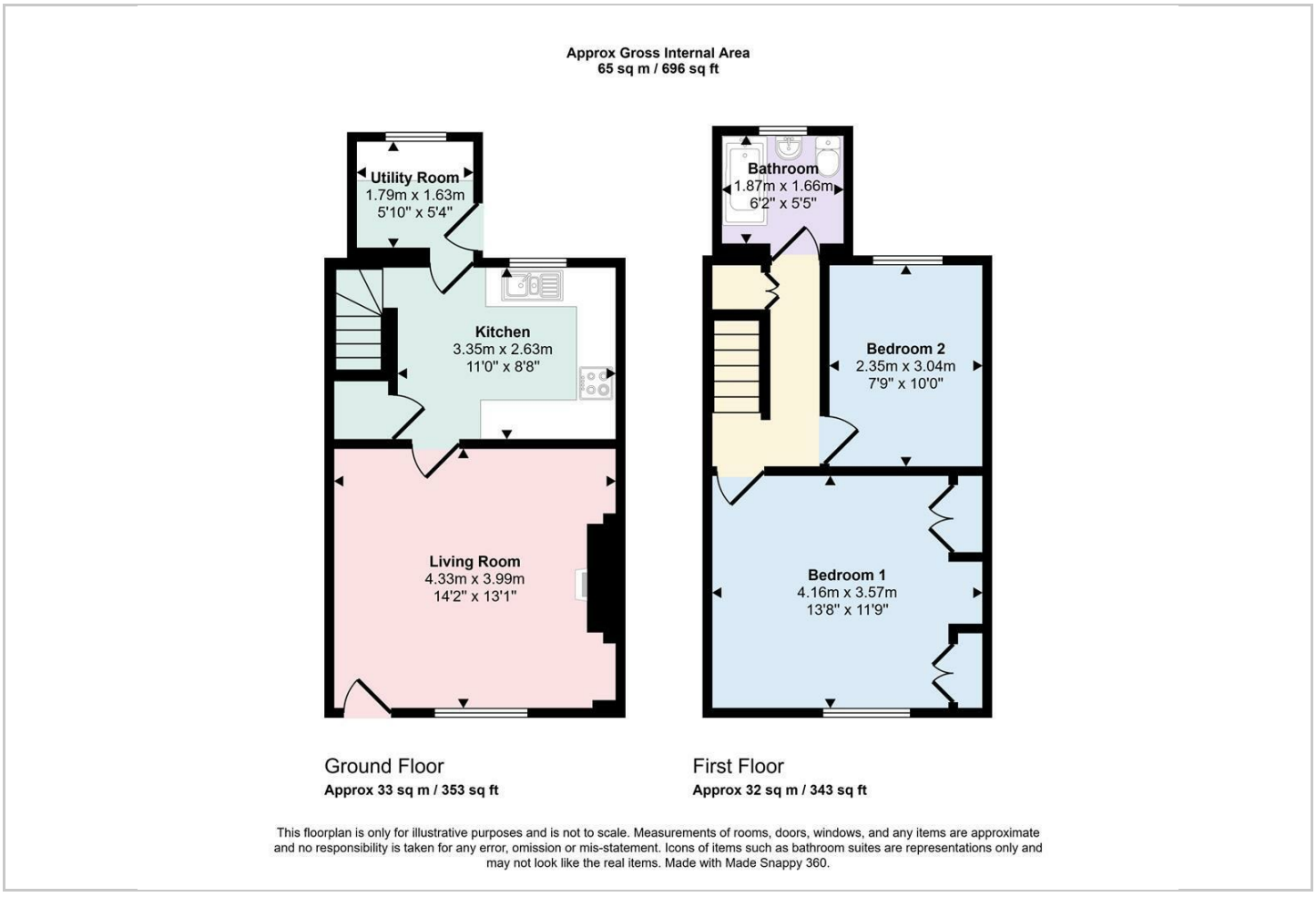
Hybrid Map



Terrain Map



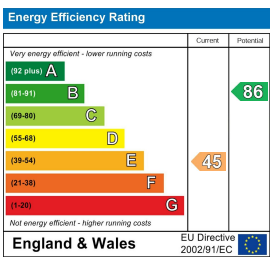
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

42 North Street, Keighley, West Yorkshire, BD21 3SE
Tel: 01535 872018
Email: info@davies-properties.co.uk
Web: www.davies-properties.co.uk