

**Longridge, Dockroyd View, Oakworth, BD22 7RH**  
**Asking Price £350,000**



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**Council Tax Band: New Build**

Welcome to this stunning new build house located in the exclusive private development of Dockroyd View, nestled in the heart of Oakworth Village. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house has been constructed to a high specification, ensuring modern comforts and stylish finishes throughout.

The property features a well-appointed bathroom, designed with contemporary fixtures and fittings, providing a serene space for your daily routines. The layout of the home is thoughtfully designed to maximise space and light, creating a welcoming environment.

Situated close to local amenities and schools, this home offers convenience for everyday living. Whether you are looking for shops, parks, or educational facilities, everything you need is just a stone's throw away.

This new build house in Oakworth is not just a property; it is a lifestyle choice, offering a blend of modern living in a charming village setting. Do not miss the opportunity to make this beautiful house your new home.

## Lounge

uPVC double glazed window to the front elevation, with a gas central heating radiator.

## Kitchen/ Diner

uPVC double glazed window to the rear elevation and uPVC double glazed patio doors leading out to the garden area. Fitted with a range of matching wall and base units, complementary work surfaces, built-in oven with hob and extractor hood above, and a central island incorporating additional storage cupboards and a breakfast bar. Gas central heating radiator.

## W/C

Fitted with a two-piece suite briefly comprising a low-level WC and wash hand basin set within a vanity unit. Finished with complementary fixtures and fittings.

## Snug/ Conservatory

uPVC double glazed window to the front and side elevation, with a gas central heating radiator.

## Bedroom 1

uPVC double glazed window to the rear elevation, with a gas central heating radiator.

## En suite

Accessed from the master bedroom and fitted with a three-piece suite

comprising a low-level WC, wash hand basin set within a vanity unit, and a walk-in shower. Benefiting from a gas central heated towel rail and finished with complementary fixtures and fittings throughout.

## Bedroom 2

uPVC double glazed window to the front elevation, with a gas central heating radiator.

## Bedroom 3

uPVC double glazed window to the front elevation, with a gas central heating radiator.

## Bathroom

uPVC double glazed window to the rear elevation, gas central heated towel rail, and a three-piece bathroom suite briefly comprising a low-level WC, wash hand basin set within a vanity unit, and a panelled bath with shower over. Finished with complementary fixtures and fittings throughout.

## Garden

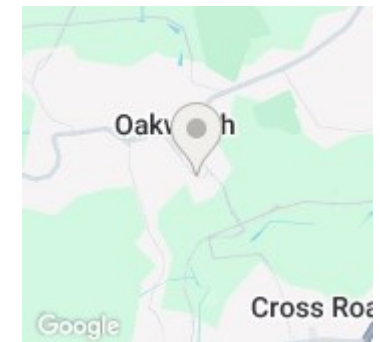
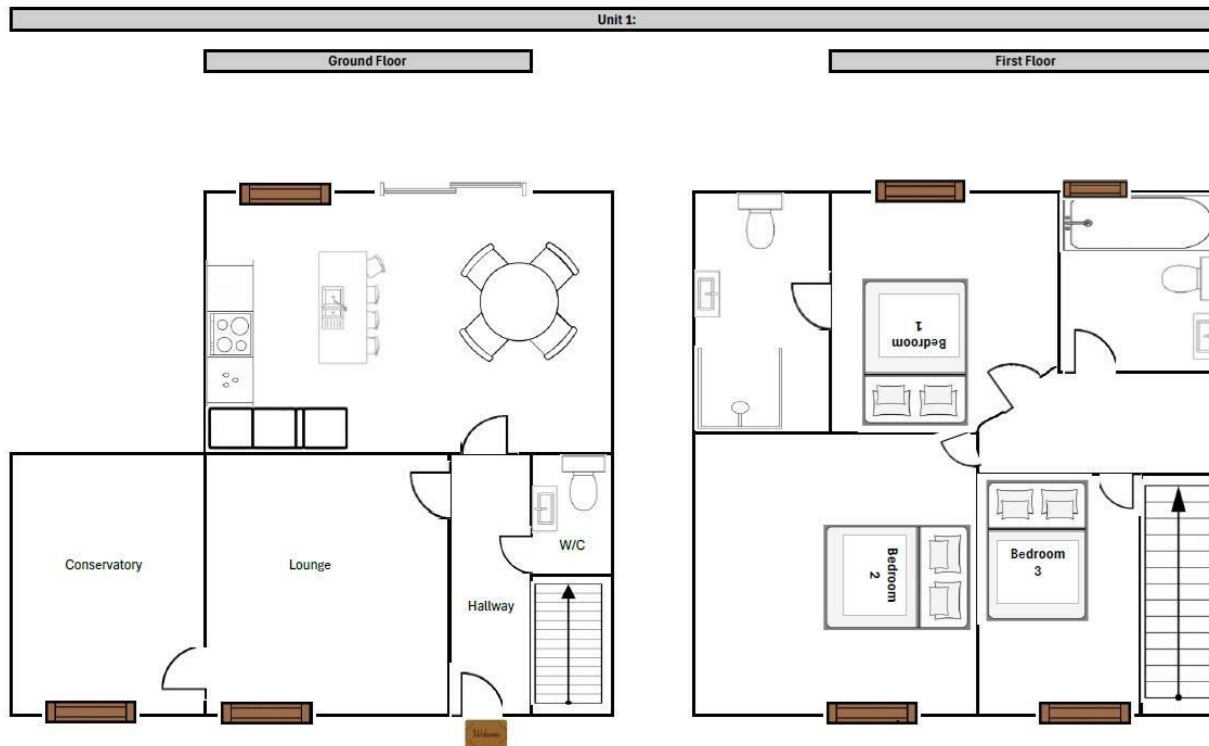
Enclosed garden area to the rear and side.







Keighley



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	