

ASKING PRICE

**£179,950**

**Higher Springhead**

Keighley, BD22 7LS

## PROPERTY SUMMARY

Tucked away in the ever-popular village of Oakworth, West Yorkshire, this beautifully renovated two-bedroom cottage perfectly combines modern living with traditional charm. Boasting a private parking space, an attractive garden, and stunning countryside views, this delightful home offers an ideal retreat for those seeking peace and comfort within easy reach of local amenities. Finished to a high standard throughout, the property is ready to move into and enjoy from day one.

This property briefly comprises of:

2



1



1









**LOCAL AUTHORITY**  
Bradford Council

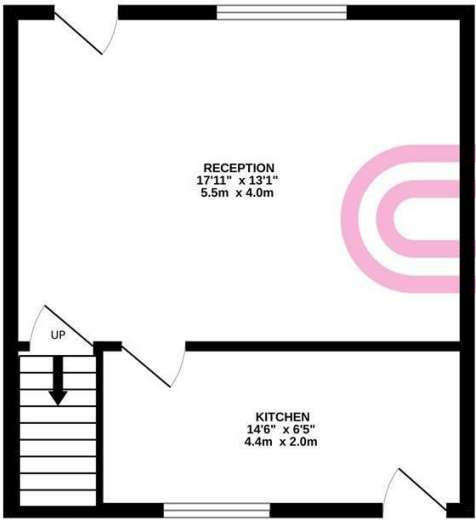
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

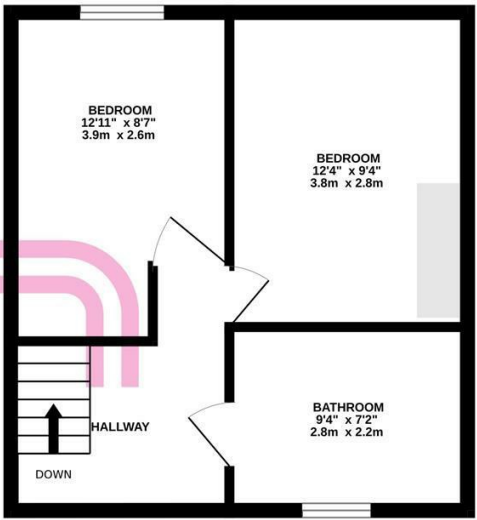
**VIEWINGS**  
By prior appointment only



**GROUND FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**1ST FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**TOTAL FLOOR AREA:** 699 sq.ft. (65.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Keighley