



## The Old Toll Cottage, 91 Green Head Road, Keighley, BD20 6ED

**Asking Price £295,000**

- GRADE II 16TH CENTURY COTTAGE
- SINGLE GARAGE
- BRIMMING WITH CHARM, CHARACTER & PERIOD FEATURES
- GROUND FLOOR WC
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- PAVED GARDEN
- TOP TIER FIXTURES AND FITTINGS
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES

# 91 Green Head Road, Keighley BD20 6ED

This charming 16th Century cottage exudes elegance, nestled in a prestigious location adorned with timeless character features. It boasts three bedrooms, a generous single garage, parking area and paved garden.



Council Tax Band: C



## PROPERTY DETAILS

This delightful Grade II listed cottage, believed to date back to the 16th Century, is brimming with charm, character and period features. Occupying a highly sought-after location, the property seamlessly blends historic appeal with modern comforts, creating a truly special home.

The beautifully presented accommodation retains an abundance of original features, including exposed beams, stone mullioned windows and an impressive fireplace housing a multi-fuel stove, which forms the focal point of the welcoming lounge.

The property has been lovingly maintained and improved by the current owners, with a recently installed high-quality kitchen complementing the character of the home perfectly.

Further benefits include uPVC double glazing, gas central heating, a generous single garage, off-road parking and attractive paved gardens, providing excellent outdoor space for relaxing and entertaining.

Situated within easy reach of local amenities and just one mile from Keighley town centre, the property enjoys convenient access to excellent shopping facilities, schools and leisure amenities. There are also superb road and rail connections to the major towns and cities of West Yorkshire, making it ideal for commuters.

A property of this character and quality rarely comes to the market, and an internal viewing is highly recommended to fully appreciate everything this charming cottage has to offer.



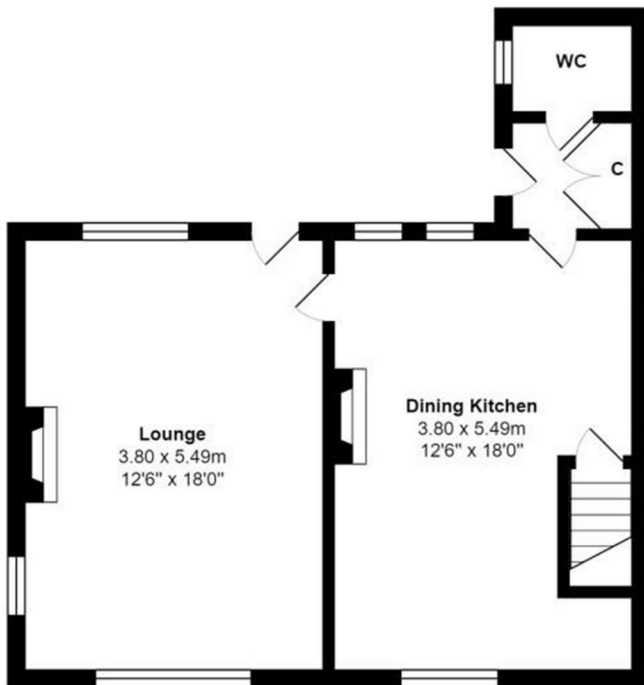
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

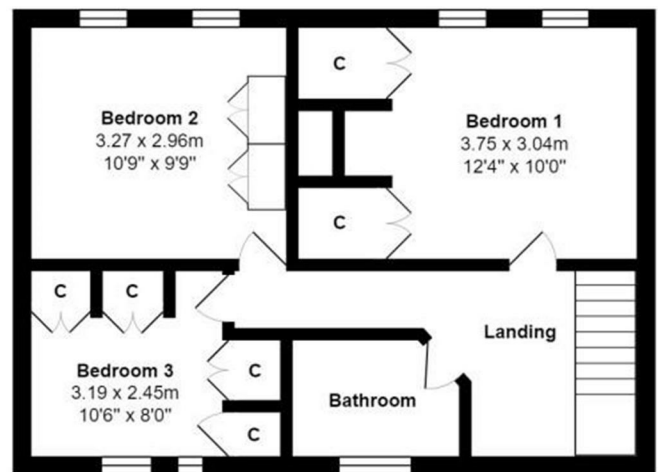
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 89.5 m<sup>2</sup> ... 963 ft<sup>2</sup>

All measurements are approximate and for display purposes only