



Accurate measurements obtained via sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Goodley, Oakworth, BD22

£200,000 Freehold

Two Bedroom Cottage

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Goodley
Oakworth
BD22

Key features:

- Two Bedroom Cottage
- Immaculate Throughout
- Grade II Listed
- Perfect For First Time Buyers
- Gardens Front & Rear
- Open Plan Lounge/Kitchen
- Utility Room
- Ready To Move In
- Council Tax Band: B



Why you'll like it

Beautifully presented throughout, this two-bedroom stone-built cottage on Goodley, Oakworth, combines traditional character with a stylish contemporary finish. Exposed stone window surrounds, timber detailing and a stove complement the modern kitchen, separate utility room and distinctive shower room. There is also the option to purchase a garage to the rear separately, with the price available on request.

The main living space has an open connection to the kitchen, creating a sociable layout for everyday living. A stove set within a recessed fireplace, beneath a substantial timber mantel, provides the focal point of the lounge. A deep, stone-framed front window incorporates a timber-topped window seat with contrasting panelling beneath, while exposed ceiling timbers and herringbone-pattern flooring complete the room.

The kitchen is fitted with dark blue shaker-style wall and base units, brass-toned handles and contrasting light worktops. An integrated oven, microwave and electric hob provide the cooking facilities, while a breakfast peninsula offers space for casual dining. Exposed stonework around the rear windows adds character and connects the contemporary fittings with the cottage's traditional origins.

An adjoining utility room continues the coordinated cabinetry and worktops, with a Belfast-style sink, additional storage and space for laundry appliances. A roof window brings natural light into this practical area.

Upstairs are two bedrooms, both presented with neutral décor and grey carpeting. The principal bedroom features a stone-framed window and space for a double bed and accompanying furniture. The second bedroom is currently used as a dressing room, offering flexibility as sleeping accommodation or a home office.

The shower room combines a glazed shower enclosure, traditional-style wash basin and a WC with a high-level cistern. Sage-toned wall panelling, a broad timber windowsill and exposed stone surrounds give the room a distinctive finish.

Outside, a stone boundary wall encloses the lawned frontage, with a paved approach leading to the timber entrance door. The garage to the rear is available by separate negotiation and is not included in the cottage's asking price.

With its immaculate presentation, characterful detailing and coordinated modern interiors, this Oakworth cottage offers an attractive home with useful utility space and the additional option of garaging.

