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Woodcote Fold, Oakworth, BD22

£255,000 Freehold

Five Bedroom Terrace

EPC Rating: C



**Woodcote Fold
BD22**

Key features:

- Five Bedroom Mid Terrace
- Gas Central Heating
- No Upward Chain
- Popular Residential Location
- Driveway & Integral Garage
- Ample Storage
- Perfect Family Home
- En-Suite



Why you'll like it

RARE OPPORTUNITY to purchase this Five Bedroom Terraced family home located in the heart of Goose Eye. Benefitting from; spacious accommodation over four floors, off street parking and gas central heating. Viewing is essential!

You may never have heard of Goose Eye, which is tucked away in the countryside between Oakworth and Laycock, yet is around 10 minutes drive from Keighley station and that puts Leeds within less than an hour from home. Goose Eye is a well respected semi-rural hamlet situated between Oakworth, Laycock and Sutton tops, with the acclaimed Turkey Inn public house within close proximity and popular local walks and countryside virtually on the doorstep.

Offered with no forward chain

ENTRANCE HALL

CLOAKROOM 4' 11" x 5' 6" (1.5m x 1.7m) With WC, hand wash basin and houses the boiler

KITCHEN/DINER 18' 8" x 14' 5" (5.7m x 4.4m) Spacious open plan kitchen/diner space with fitted kitchen including integrated appliances;

Fridge, freezer, oven, hob and extractor hood. Part tiled flooring and carpet flooring. Two windows providing ample natural light and external door leading to the rear garden

TO THE FIRST FLOOR

LOUNGE 20' 4" x 14' 5" (6.2m x 4.4m) Large lounge spanning the width of the home with Juliette balcony to the rear providing ample natural light and double opening doors to the dining room

DINING ROOM 9' 2" x 15' 5" (2.8m x 4.7m) An excellent second reception room previously used as a dining room but could be converted into an office or a further bedroom if required

BEDROOM FIVE/STUDY 10' 2" x 5' 10" (3.1m x 1.8m) Single bedroom with window to the front

TO THE SECOND FLOOR

BEDROOM TWO 9' 4" x 13' 5" (2.85m x 4.1m) Double bedroom with window to the front and en-suite

ENSUITE Comprising; WC, hand wash basin and shower cubicle

BEDROOM THREE 10' 5" x 14' 5" (3.2m x 4.4m) Double bedroom with carpet flooring and window to the rear

BEDROOM FOUR 12' 9" x 9' 6" (3.9m x 2.9m) Double bedroom with two window to the rear

BATHROOM 9' 10" x 5' 2" (3.m x 1.6m) Family bathroom comprising; WC, hand wash basin, shower cubicle and bath with tiled walls and flooring

BEDROOM ONE 20' 8" x 17' 0" (6.3m x 5.2m) Large double attic bedroom with spotlights and two Velux windows

INTEGRAL GARAGE 8' 6" x 13' 9" (2.6m x 4.2m)

TO THE OUTSIDE To The front is a driveway leading to the integral garage To the rear a patio and pebbled area perfect for entertaining friends and family



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

