



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a 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.

## Blackhill Farm Cottages, Black Hill Lane

£175,000 Freehold

Three Bedroom Cottage

**Martin & Co Keighley**  
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**01535 669588**  
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**Blackhill Farm  
Cottages  
Keighley  
BD20 6NE**

**Key features:**

- Three Bedroom Cottage
- NO CHAIN
- Large Kitchen/Diner
- Garden/Yard To Side
- Countryside Views
- Ample Storage
- Double Fronted
- Council Tax Band: C



**Why you'll like it**

**\*NO CHAIN\*** Extremely Rare Opportunity to purchase this Three Bedroom Cottage situated on the edge of open countryside, delightfully situated in this pleasant popular suburb of Keighley. Viewing is essential!

Situated in this popular suburb with views across the Worth Valley literally on the edge of open countryside but only a short drive away from the shopping facilities of Keighley town centre which has links by road and rail to the major towns and cities of West Yorkshire.

**KITCHEN/DINER 11' 5" x 15' 5"** (3.5m x 4.7m) Large kitchen/diner with ample wall and base units, integrated appliances, character features and under stairs storage cupboard

**LOUNGE 14' 5" x 15' 5"** (4.4m x 4.7m) Large lounge with wooden flooring, character features and window to the front

**BEDROOM ONE 13' 1" x 10' 2"** (4m x 3.1m) Large double bedroom with wooden flooring, window and built in wardrobes

**BEDROOM TWO 8' 6" x 11' 9"** (2.6m x 3.6m) Double bedroom with wooden flooring and window to the front

**BEDROOM THREE 6' 10" x 15' 5"** (2.1m x 4.7m) Good sized third bedroom with wooden flooring and window to the front

**BATHROOM 9' 2" x 3' 11"** (2.8m x 1.2m) Family bathroom comprising; WC, hand wash basin and bath

**TO THE OUTSIDE** To the side is a paved yard  
Please note Number 2 has right of access through this

