



## 4 Mount View, Oakworth, Keighley, BD22 7QD

£280,000

- FOUR BEDROOM DETACHED
- VILLAGE LOCATION
- PLEASANT VIEWS TO THE REAR
- LARGE CONSERVATORY
- ENSUITE TO MASTER BEDROOM
- DECEPTIVELY SPACIOUS
- CLOSE TO OPEN COUNTRYSIDE
- DRIVE FOR TWO-THREE CARS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN



## 4 Mount View, Keighley BD22 7QD

**\*\* FOUR BEDROOM DETACHED \*\* DECEPTIVELY SPACIOUS \*\* TWO RECEPTION ROOMS \*\* 21' CONSERVATORY \*\* GROUND FLOOR WC & UTILITY ROOM \*\*** Bronte Estates are delighted to offer for sale this detached family home on the outskirts of Oakworth. Much bigger than it appears from the roadside and briefly comprising of: Entrance Hall, Kitchen, Dining Room, Lounge, Conservatory, Utility Room, ground floor WC, four Bedrooms, Master with Ensuite and a family Bathroom. Off-road parking to the front for up to three cars and an enclosed rear garden with open aspect. Close to open countryside and only a few minutes drive from the famous Haworth Main St. Sensibly priced, arrange your viewing now.



Council Tax Band: D



## Hall

The front entrance door leads into the hallway with a tiled floor, door to the kitchen and stairs to the first floor.

## Kitchen

16'1 x 9'5

A good-sized kitchen, well fitted with a range of base and wall units, ample work surface space and splash-back tiling. Integrated electric oven, five ring gas hob with extractor above, plumbing for a dishwasher and a stainless steel sink and drainer with pot-washer tap. Window to the front elevation, tiled floor, central heating radiator and doors off to the lounge, WC, dining room and the utility room.

## Utility Room

11'9 x 8'5

A spacious multi-purpose room, fitted with base units, work surface and a stainless steel sink & drainer. Plumbing for a washing machine, space for a tumble dryer, central heating boiler, fitted shelving and coat hooks.

## Ground Floor WC

Low flush WC, pedestal washbasin, window to the side elevation and a central heating radiator.

## Lounge

15'10 x 12'8

Feature fireplace with an inset living flame gas fire, central heating radiator and windows to the rear elevation.

## Dining Room

10'9 x 8'8

Laminate flooring, sliding patio doors to the conservatory and a central heating radiator.

## Conservatory

21'9 x 8'6

Two central heating radiators, windows and French doors to the rear.

## First Floor

Landing area with access to the loft space and doors off to all bedrooms and the bathroom.

## Bedroom One

13'1 x 12'2

Dormer window to the rear with pleasant open views, central heating radiator and a door to:

## Ensuite

6'9 x 4'10

Shower cubicle with an electric shower, pedestal washbasin and a low flush WC. Central heating radiator and an extractor.

## Bedroom Two

12'3 x 11'1

Dormer window to the rear elevation with open views and a central heating radiator.

## Bedroom Three

11'11 x 9'5

Dormer window to the front elevation and a central heating radiator.

## Bedroom Four

8'8 x 8'8

Dormer window to the front elevation and a central heating radiator.

## Bathroom

6'8 x 6'2

A white bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Window to the side elevation, extractor and a central heating radiator.

## External

To the front of the property is off-road parking for two-three cars. To the rear is an enclosed garden offering a good degree of privacy, lawn, flowerbed, decking and an enclosed boundary.

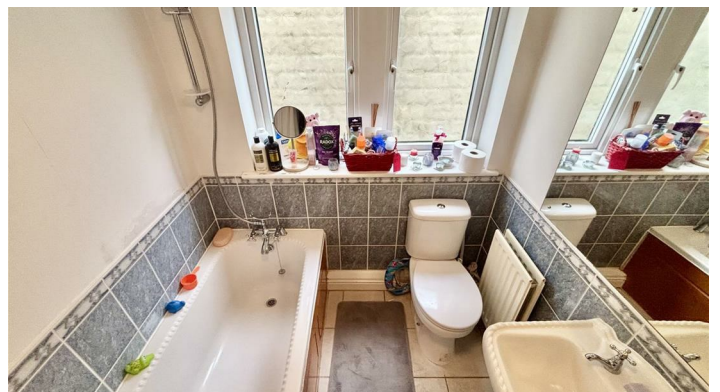
## Garage

The original garage has been partially converted inside to create the utility room. So although the garage door remains at the front of the house, it just gives access to a small area for storage. It will not accommodate a car.

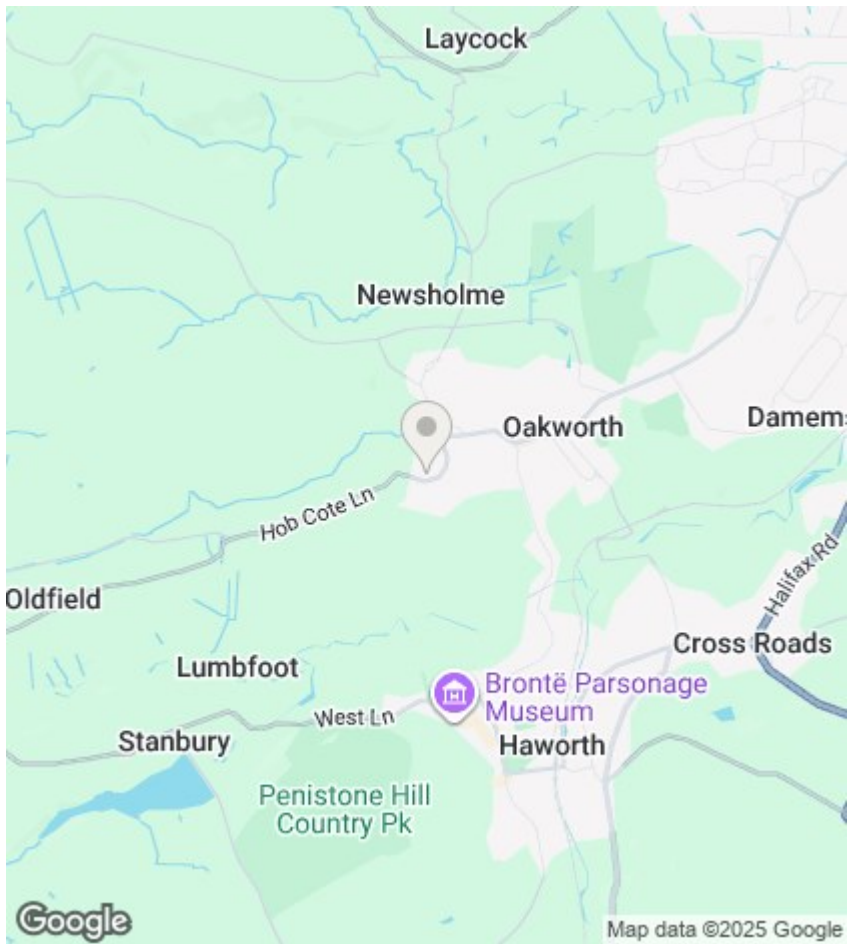












## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

