



4 North Ives Cottage Marsh Lane Oxenhope BD22 9RP

NO FORWARD CHAIN

A lovely stone built end cottage providing well appointed two bedroom accommodation with open plan living dining kitchen space to the ground floor. The property has private parking and a paved seating area extending across the front.

Convenient rural position with good access to the larger local centres.

Guide Price £150,000

4 North Ives Cottage Marsh Lane Oxenhope BD22 9RP

• Haworth 1 miles • Keighley 4.5 miles • Skipton 14 miles • Colne (M65) 11 miles • Bradford 10 miles • Leeds 23 miles •

Location

4 North Ives Cottage is situated between the villages of Oxenhope and Haworth on the edge of the Worth Valley. Oxenhope, to the south, has a Co-op store, a pharmacy and primary school while Haworth, to the north, with its links to the Bronte family, has a picturesque cobbled high street with numerous independent shops, pubs and eateries as well as a primary school. The larger town of Keighley lies to the north east having direct rail links to Skipton, Bradford and Leeds and 20 minutes by car to Hebden Bridge with direct rail line to Manchester.

Description

The cottage enjoys a delightful rural position within a small group of dwellings accessed via a private shared lane from Marsh Lane. The peaceful backwater setting over looks the Worth Valley with the steam railway running in the bottom.

This charming end cottage has private parking and a small paved seating area extending across the front. The property is entered into an open plan living/dining room with the kitchen area at the far end and stairs leading to the first floor.

The practical kitchen has a range of base and wall units with laminate work surfaces, 1.5 bowl stainless steel sink and tiled splash. There isa a four ring gas hob with electric oven below and plumbing for a washing machine. There is a feature tiled fireplace with electric stove in the living room area.

The landing with useful airing cupboard over the stair head gives way to two bedrooms, one double which benefits from built in wardrobes and a single bedroom. The well planned bathroom has a panelled bath with shower mixer tap, pedestal basin and WC.

Tenure

Freehold

Energy Rating

D - 67

Council Tax

Band B - Bradford Metropolitan District Council

Services

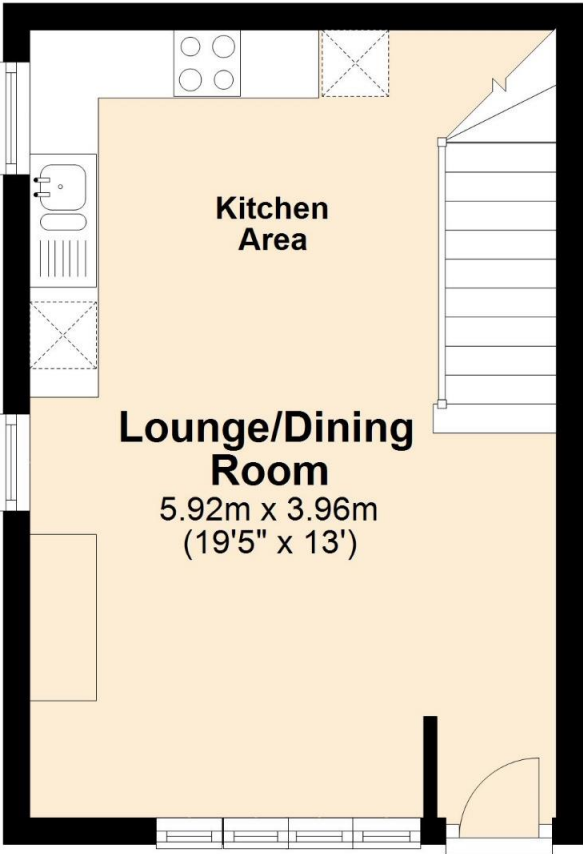
Mains water, mains electricity and mains gas. Drainage to a new water treatment plant. Gas central heating.

Directions

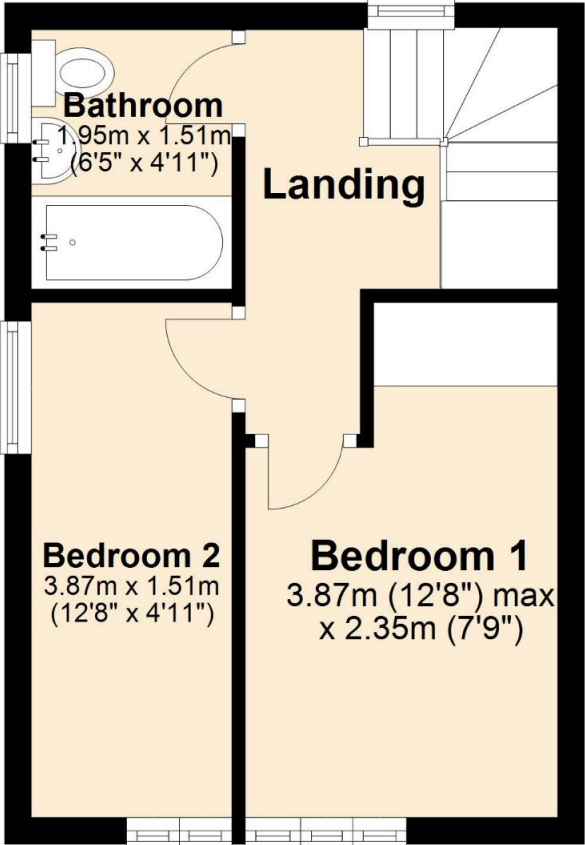
From Keighley head south on Halifax Road taking the second exit at the mini roundabout at Crossroads onto the A6033 signed to Haworth/ Hebden Bridge, taking the right-hand fork after 500 metres to Haworth. Continue past the railway station, turn right at Haworth Co-op, and then turn left onto Sun Street at the bottom of the cobbled main street. Continue on Sun Street which becomes Marsh Lane as it leaves Haworth where the lane leading down to the cottage can be found on the left after approximately 1km. Follow the lane down to the bottom where 4 North Ives Cottage can be found on your right. David Hill for sale signs have been erected.



Ground Floor



First Floor





The New Ship, Mill Bridge, Skipton, BD23 1NJ

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