

# HUNTERS<sup>®</sup>

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## Brown Springs Lane

Oakworth, Keighley, BD22 7LR

Asking Price £575,000



Quietly positioned on Brown Springs Lane, on the periphery of Oakworth, is an exquisite character home, which provides the perfect blend of modern convenience and traditional style.

With four spacious bedrooms, all with fitted wardrobes, and three well-appointed bathrooms, the home is ideal for more discerning families seeking comfort and style.

As you enter, the open plan main living room greets you, offering an inviting reception space. The large front window, adorned with electric blinds, allows natural light to flood the space, creating a bright and airy environment.

A further comfortable living room to the rear offers relaxation and a warm, more intimate atmosphere.

A well-equipped, spacious kitchen, featuring integrated appliances and a Quooker tap, ensures that culinary tasks are both efficient and enjoyable.

The garden room is a standout feature, boasting bi-fold doors manufactured by Schuco, which seamlessly connect

indoor and outdoor living and the Mitsubishi air source heat pump offers efficiency and comfort throughout the year. Velux windows with remote control enhance the room's appeal, allowing for an abundance of light and fresh air. This space is perfect for relaxation or entertaining guests.

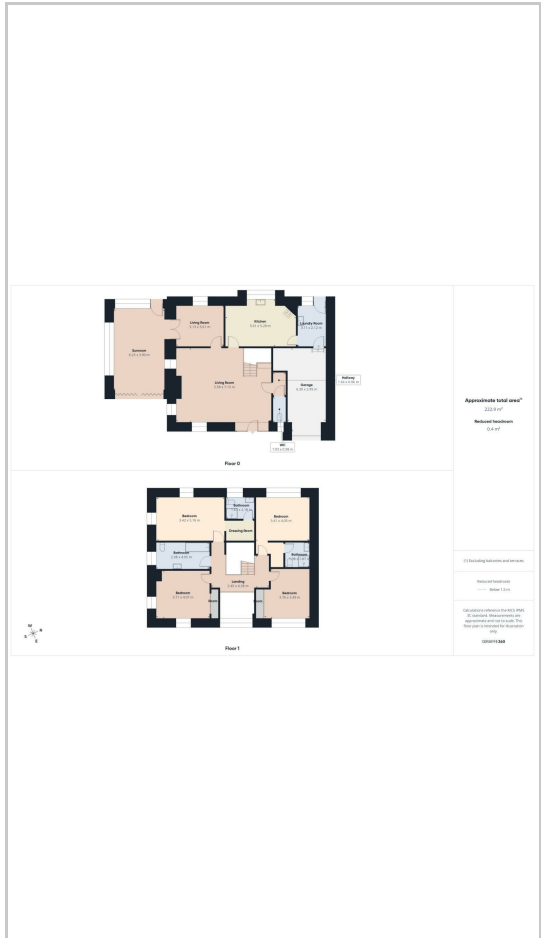
The property offers parking for at least three vehicles, with the added convenience of an electric garage door.



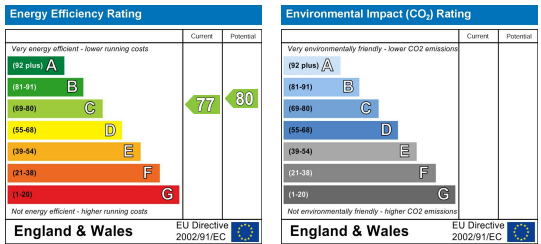
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.