

property details **approval form**

88 Bogthorn, Oakworth, Keighley, West Yorkshire, England, BD22 7LU

Date: 16 September 2026

Property Ref and Version: KE1105017 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£150,000

Tenure: Freehold

>> **key features**

- > Ideal First Time Buyer, Investment, Downsize Opportunity
- > Updated Kitchen & Bathroom
- > Central heating and double glazing
- > Dining Kitchen with Pantry Storage
- > New Flooring Throughout
- > Enclosed Rear Garden with Far Reaching Views of Surrounding Countryside
- > Popular Oakworth Village Location
- > EPC Rating: C

>> **short description**

Situated in the highly sought-after village of Oakworth, this two-bedroom mid-terrace property is ready to move straight into, featuring a recently fitted kitchen and bathroom. Enjoying well laid out accommodation throughout, the property will appeal to first-time buyers and buy to let investors.

>> **long description**

BACK ON THE MARKET DUE TO LATE CHAIN COLLAPSE - LEGAL PACK READY FOR FAST-TRACK EXCHANGE

The accommodation begins with an entrance hall, with stairs rising to the first floor. The generously sized living room features exposed beams and an inset electric fire, creating a warm and welcoming atmosphere.

To the rear of the property is the modern fitted kitchen, offering a range of wall and base units, space and plumbing for a washing machine, and room for a freestanding fridge freezer. A useful storage cupboard provides excellent pantry space, while there is ample room for a dining table and chairs, making it an ideal space for both everyday living and entertaining. A door leads directly out to the rear garden.

To the first floor are two bedrooms and the house bathroom. One bedroom being a double and the other a generous single. The principal bedroom is particularly spacious and benefits from two windows that flood the room with natural light. The

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T 01535 610021 **E** keighley@holroydsestateagents.co.uk

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bathroom comprises a modern three-piece suite with a shower over the bath and was fitted within the last four years. A useful storage cupboard provides additional space for everyday essentials.

Externally, the property enjoys an enclosed front yard with a stone-built outhouse, to the rear is a private enclosed garden, enjoying far-reaching views of surrounding countryside and providing the perfect space to relax and unwind.

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>> **room description**

Additional

Oakworth is a popular and well-regarded village situated on the edge of Keighley, close to the historic village of Haworth. The area offers a range of local amenities, highly regarded schools, and excellent transport links. The famous Oakworth Station, forming part of the renowned Keighley & Worth Valley Railway, is also nearby, adding to the village's charm and appeal.

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>> **property images**



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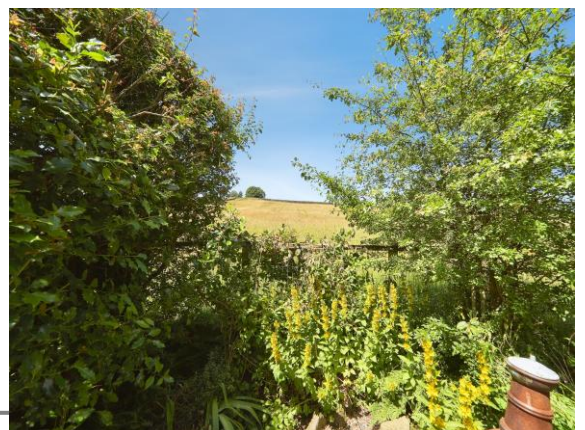
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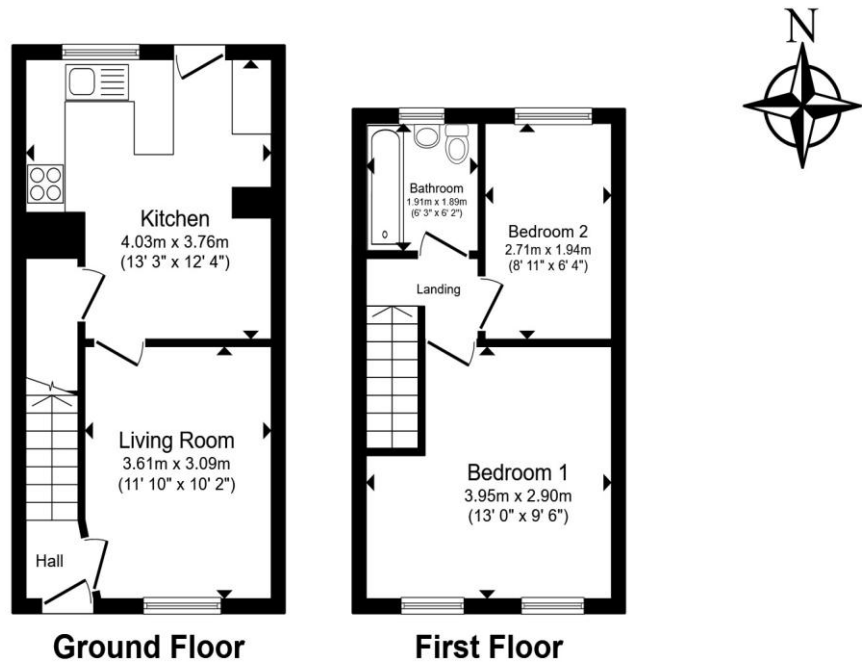
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>> floor plan



Total floor area 54.6 m² (587 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Daniel Orme		
Mr A. Mcdougall		