

## St. Lukes Terrace, East Morton, Keighley, BD20 5RX

- Two Bedrooms
- Excellent Village
- Nearby School
- Enclosed Rear Garden
- EPC Rating
- Beautifully Presented
- Close to Amenities
- Viewing Highly Recommended
- Viewing Essential
- Council Tax Band B

**Asking Price £197,000**



# St. Lukes Terrace, East Morton, Keighley, BD20 5RX

## DESCRIPTION

Prominently positioned centrally in the popular village of East Morton is a very well appointed two bedroom cottage providing attractive living accommodation, over two floors. The property is tastefully presented throughout and has modern kitchen and bathroom fittings together with gas heating, and double glazing. The attractive property will almost certainly appeal to a wide variety of potential purchasers.

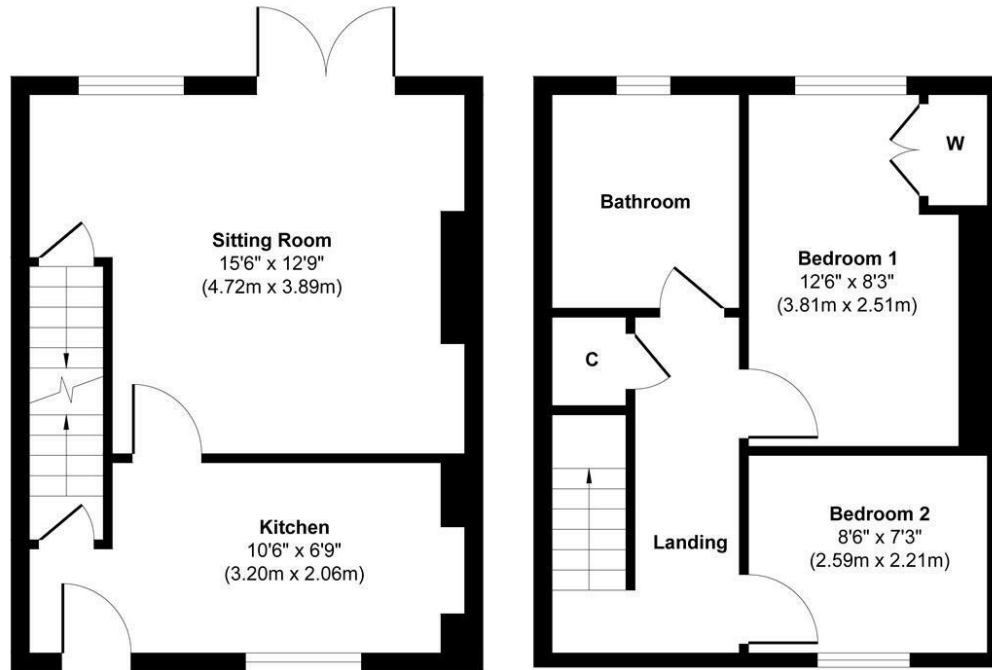
Comprising entrance into well equipped kitchen, lounge with feature wood burner and French door access to the Southerly facing rear garden, two bedrooms and house bathroom plus storage in the cellar.

East Morton offers a range of amenities, recreational areas and well respected primary school. The location is considered to be within daily commuting distance of many West Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.









**Ground Floor**  
 Approximate Floor Area  
 289 sq. ft  
 (26.80 sq. m)

**First Floor**  
 Approximate Floor Area  
 289 sq. ft  
 (26.80 sq. m)

**Approx. Gross Internal Floor Area 578 sq. ft / 53.60 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

### Viewings

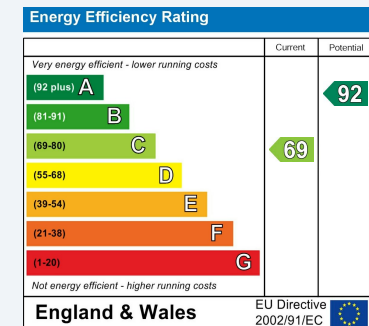
Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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