



The Fairways, Low Utley, BD20 6UJ

Asking Price £235,000

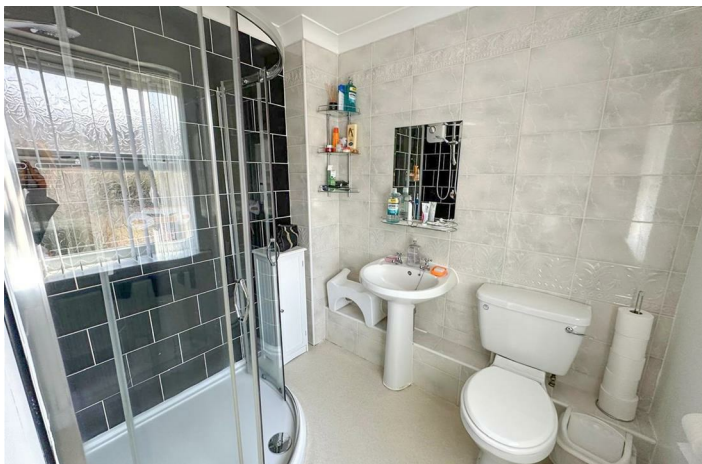
- SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- REAR GARDEN
- PLEASANT CUL-DE-SAC LOCATION
- THREE BEDROOMS
- SINGLE GARAGE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SOUGHT AFTER AREA

The Fairways, Low Utley BD20 6UJ

Situated in a PLEASANT CUL-DE-SAC, this THREE-BEDROOM, SEMI-DETACHED house benefits from OFF ROAD PARKING, a SINGLE GARAGE and REAR GARDEN. Viewing is highly recommended to appreciate this lovely home in a SOUGHT AFTER AREA.



Council Tax Band: D



PROPERTY DETAILS

Situated in a pleasant cul-de-sac, in the popular area of Low Utleigh, this well-presented, modern, three-bedroom, semi-detached house offers comfortable and stylish living. The property benefits from gas central heating and double glazing throughout. The master bedroom includes an en-suite shower room and there is also a family bathroom serving the remaining two bedrooms.

Upon entering the house, there is a hallway with a front entrance door and access to a useful cloakroom with W.C. The lounge is located at the front of the property and features a double glazed window, radiator, a Dimplex electric fire set in a surround and ceiling coving. The lounge is open to a dining area at the rear, which includes double glazed patio doors leading out to the garden, a radiator and ceiling coving.

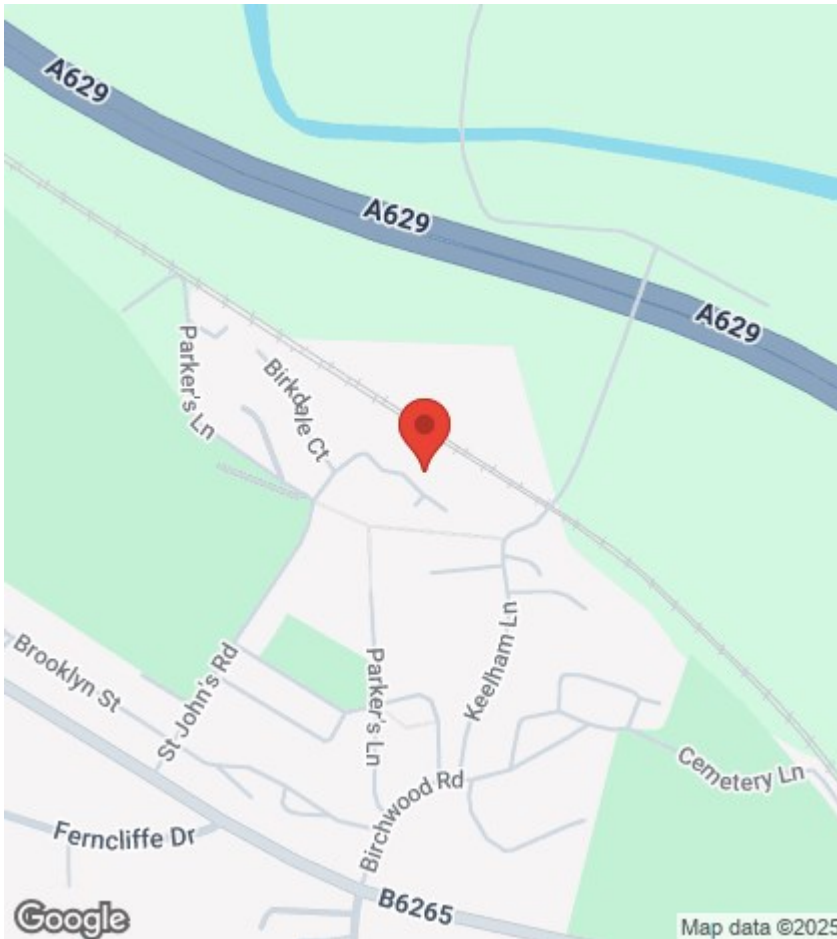
The kitchen is fitted with a range of base and wall units, a built-in breakfast bar, sink with mixer tap, plumbing for a washing machine, an integrated oven, hob and extractor fan, as well as an understairs storage cupboard.

Upstairs, the master bedroom is positioned at the front of the property and includes a double glazed window, ceiling coving and an en-suite shower room fitted with a shower cubicle, W.C., wash hand basin, radiator and a double glazed window. Two additional bedrooms and a house bathroom -which features a white three-piece suite comprising bath, W.C, and wash hand basin, complete the first floor. A double glazed window to the side brings natural light into the bathroom.

Outside, the property features a driveway leading to a garage and a charming rear garden with a paved patio area, ideal for outdoor dining, along with a lawn and a summer house.

The Fairways is a quiet cul-de-sac located in a sought-after part of Low Utleigh, offering convenient access to local schools, playing fields and regular bus services to Keighley town centre. Keighley itself provides a wide range of shops and amenities including the Airedale Shopping Centre, a leisure centre, cinema and transport links via both bus and train to Skipton, Leeds and Bradford.

Viewing is highly recommended to appreciate this wonderful home



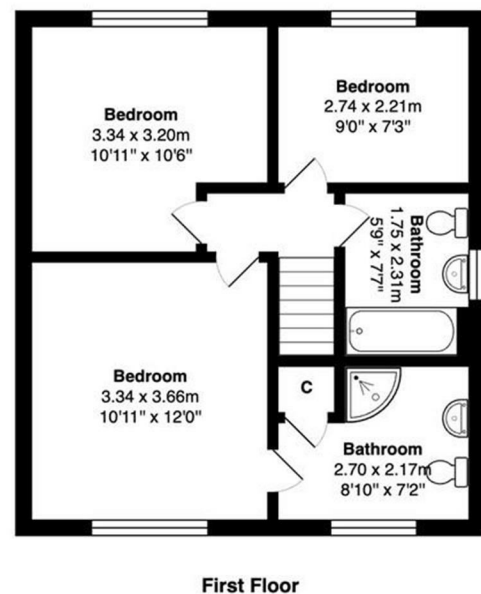
Viewings

Viewings by arrangement only. Call 01535 655212 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	74	86
(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	



Total Area: 100.9 m² ... 1086 ft²

All measurements are approximate and for display purposes only