

**Phoenix Pastures, Keighley BD22 7AG** 

### welcome to

# **Phoenix Pastures, Keighley**

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On the ground floor, you'll find a well-equipped utility/laundry room. The modern kitchen on this level is a real highlight, featuring contemporary fittings and finishes, with ample space for cooking and dining. The kitchen is brightened by French doors that open directly onto the rear garden. Additionally, there's a convenient downstairs toilet, adding to the practicality of this level.

The first floor is home to a stunning, bright lounge that serves as the perfect space for relaxing or entertaining guests. Also on this floor is the third bedroom, a versatile space that could be used as a guest room, home office, or children's room.

The second floor features two generously sized double bedrooms, both tastefully decorated to create a comfortable and inviting atmosphere. These rooms offer ample space for furniture and storage, making them ideal retreats at the end of the day. The modern family bathroom on this floor is beautifully appointed, with contemporary fixtures and a stylish design.











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## **Phoenix Pastures, Keighley**

- Three Bedrooms
- Semi-Detached
- Driveway
- Garage
- Utility Room

Tenure: Freehold EPC Rating: C

guide price

£190,000









Please note the marker reflects the postcode not the actual property

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Property Ref: KEI103658 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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