

property details **approval form**

28 Carleton Street, Keighley, West Yorkshire, England, BD20 6AJ

Date: 19 November 2024

Property Ref and Version: KEI103881 - 0001

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
2. Key Features
3. Short Description
4. Description
5. Property Images
6. 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**

£95,000

Tenure: Freehold

>> **key features**

- > Spacious Terrace
- > Two Bedrooms
- > Ideal For First Time Buyers / Buy to Let Investors
- > Well Maintained
- > Cellar
- > No Onward Chain
- > Viewing Recommended
- > EPC Rating: Awaited

>> **short description**

Two bedroom through terrace in a popular Keighley location. This property is perfect for first time buyers and investors looking for a buy to let property. Well maintained throughout and offered with No Onward Chain.

>> **description**

Nestled in the heart of Keighley, this charming modern through terraced home offers a perfect blend of contemporary comfort and functional design. As you enter through the ground floor, you're greeted by a spacious living room, bathed in natural light, making it an ideal space for both relaxation and entertaining guests.

To the rear, you'll find a stylish, well-appointed kitchen diner, featuring modern appliances and ample counter space for culinary enthusiasts. This area seamlessly flows out to a private rear courtyard.

Upstairs, the first floor hosts a generous double bedroom, providing a peaceful haven at the end of the day. Alongside, a well-appointed house bathroom offers modern fixtures and fittings. A cosy second bedroom presents versatility, perfect for guests, a home office, or a nursery.

A standout feature of this property is the dry, tanked cellar, offering a wealth of potential for conversion into additional living space or ample storage. With its versatile layout and prime location, this property is a must-see for those seeking a stylish and practical home in Keighley.

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Your Holroyds office: 59 North Street, KEIGHLEY, West Yorkshire, BD21 3SL
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>> floor plan



Cellar

Ground Floor

First Floor

Total floor area 94.8 m² (1,020 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.focalagent.com

>> approval

Signature

Date

Daniel Grimshaw		
Mr T. Townson		

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