



Heberstone Ruth Street,Cross Roads Keighley BD22 9DN

welcome to

Heberstone Ruth Street, Cross Roads Keighley

Holroyds are pleased to present this unique three-bedroom detached home, situated in a charming position backing onto Cross Roads Park. Ideally located close to local amenities and schools, this property is sure to appeal to a wide range of buyers.



Holroyds are pleased to present this unique three-bedroom detached home, situated in a charming position backing onto Cross Roads Park. Ideally located close to local amenities and schools, this property is sure to appeal to a wide range of buyers.

Spread across three floors, the home offers versatile living spaces that truly need to be seen to be fully appreciated.

At the front, a block-paved driveway provides convenient off-road parking. The entrance leads into a porch, opening into a welcoming hallway that has previously been used as a home office. This space features a staircase to the first floor and built-in storage.

The dining kitchen spans the length of the property and includes an integrated fridge, space for a range-style cooker with an extractor hood, and a breakfast bar. A rear hallway leads to a guest W.C. and a utility room with access to the rear garden.

On the first floor, you'll find a stunning living room with French doors opening onto a Juliet balcony, offering scenic views of the park. This floor also includes a double bedroom and a modern three-piece house bathroom.

The second floor hosts the master bedroom, complete with a dormer window, built-in wardrobes, and an en-suite shower room. Across the hall is another spacious double bedroom, featuring two Velux roof windows.

To the rear, there is a private, enclosed patio area with a secure gate that opens directly into the park, providing a perfect space for relaxation and outdoor enjoyment.



view this property online holroydsestateagents.co.uk/Property/KEI103426



welcome to

Heberstone Ruth Street, Cross Roads Keighley

- Three Bedroom Detached
- Downstairs w/c and Utility Room
- Three Double Bedrooms
- Off Street Parking
- Large Dining Kitchen

Tenure: Freehold EPC Rating: C

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/KEI103426



Property Ref:
KEI103426 - 0003

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.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

holroyds



01535 610021



keighley@holroydsestateagents.co.uk



59 North Street, KEIGHLEY, West Yorkshire,
BD21 3SL



holroydsestateagents.co.uk