





## welcome to

# **School Street, Utley Keighley**

This three bedroom home is ideal for first-time buyers or those seeking a profitable buy-to-let opportunity. Viewing is highly recommended to appreciate all it has to offer. Offered with no onward chain.





Nestled in the ever-popular area of Utley, this fantastic three-story terraced property offers a blend of modern comfort and period charm. Upon entry through the rear, you are welcomed into a brand-new, high-specification kitchen, recently installed to provide a stylish and functional space. The living room is an inviting and open area, perfect for entertaining or unwinding, with an external front door.

Ascending to the first floor, you'll find a spacious family bathroom alongside the master suite, a generous double bedroom. The second floor features two additional bedrooms-one double and a well-proportioned single, both offering versatility to suit various needs. A standout feature of this home is the stunning views across the valley, visible from all floors.

The property also benefits from a useful cellar and a private yard, providing extra storage and outdoor space. Utley is a highly desirable location, rich in heritage, known for its charming character, excellent local amenities, and strong community feel. This home is ideal for first-time buyers or those seeking a profitable buy-to-let opportunity. Viewing is highly recommended to appreciate all it has to offer.











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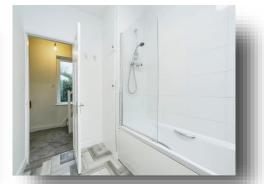
## **School Street, Utley Keighley**

- Three Bedroom End Terrace
- No Onward Chain
- Rear Yard
- Freshly Decorated Throughout
- Brand New Kitchen

Tenure: Freehold EPC Rating: E

£125,000







St Mark Utley

86265

AlHikm
Project Keighil

Green Head Rd

Map data ©2025

Please note the marker reflects the postcode not the actual property

### view this property online holroydsestateagents.co.uk/Property/KEI103972



Property Ref: KEI103972 - 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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