

**Queens Road, Keighley BD21 1AS** 



## welcome to

# **Queens Road, Keighley**

An ideal opportunity for first-time buyers or investors, this property offers fantastic potential in the popular area of Ingrow. Providing easy access to local amenities, well-regarded primary and secondary schools, and regular bus routes, making it a convenient choice for a variety of buyers.





Set over three floors, the home features an open-plan living room and kitchen on the ground floor, creating a bright and versatile space. A spacious cellar sits beneath, offering excellent storage or the possibility of conversion into a kitchen diner, subject to the necessary consents. On the first floor there is a generous double bedroom alongside a bathroom fitted with a three-piece suite, while the second floor boasts a further large double attic bedroom.

Externally, the property benefits from a low-maintenance paved yard at the rear, with on-street parking available. With plenty of scope to add value, this property represents a superb chance to step onto the property ladder or expand an investment portfolio. Viewing is highly recommended to fully appreciate the space and potential on offer.

#### **Living Room/ Kitchen**

14' 4" MAX x 13' 7" MAX ( 4.37m MAX x 4.14m MAX )

#### **Bedroom 1**

13' 10" MAX x 13' 8" MAX ( 4.22m MAX x 4.17m MAX )

#### **Bedroom 2**

13' 1" MAX x 9' 5" MAX ( 3.99m MAX x 2.87m MAX )











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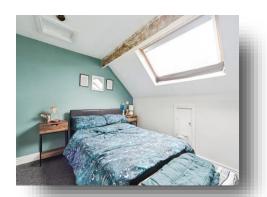
# **Queens Road, Keighley**

- Accommodation set over three floors
- Large cellar with potential for conversion (subject to necessary consent)
- Two generous double bedrooms
- Convenient location
- Close to schools, transport links & local amenities

Tenure: Freehold EPC Rating: D

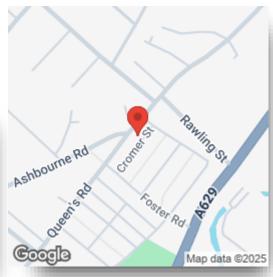
Council Tax Band: A

# £100,000









Please note the marker reflects the postcode not the actual property

## view this property online holroydsestateagents.co.uk/Property/KEI104425



Property Ref: KEI104425 - 0005 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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