



Ryan Grove, Keighley BD22 6QA

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welcome to

Ryan Grove, Keighley

Situated in a fantastic position on the outskirts of Keighley, this well-presented three-bedroom semi-detached residence offers generous living accommodation and far-reaching views. Nestled within a quiet cul-de-sac, the property will appeal to a variety of buyers. Viewing highly recommended.



Upon entering the ground floor, you are greeted by a welcoming entrance hall leading to a spacious living room. A large window floods the space with natural light, complemented by a gas fire with a stone surround and feature alcove lighting that creates a warm and inviting atmosphere.

The kitchen is fitted with a range of wall and base units, an integrated oven, plumbing for a dishwasher, and space for a fridge freezer. An extended dining room provides the perfect setting for family meals and entertaining, with double doors opening out to the rear garden. Completing the ground floor is a useful utility room with plumbing for a washing machine, space for a dryer, and additional storage, as well as a convenient downstairs WC.

The first floor offers three bedrooms - two generous doubles, both benefiting from built-in wardrobes, and a single bedroom. The house bathroom features modern, fully tiled decor and a three-piece suite with a shower over the bath. Additionally, there is a partially boarded loft with electricity, providing excellent extra storage space.

Externally, the property enjoys a double garage and driveway providing ample off-street parking. To the rear, an extensive tiered garden offers plenty of outdoor space - perfect for families, relaxation, or entertaining - all set against a backdrop of beautiful open views.

Living Room

13' 9" Max x 13' 9" (4.19m Max x 4.19m)

Kitchen

17' 2" Max x 8' 8" (5.23m Max x 2.64m)

Dining Room

15' 9" Max x 10' 8" (4.80m Max x 3.25m)

Bedroom 1

11' 6" Max x 9' 8" (3.51m Max x 2.95m)

Bedroom 2

11' 7" Max x 9' 8" (3.53m Max x 2.95m)

Bedroom 3

7' 9" Max x 6' 4" (2.36m Max x 1.93m)



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welcome to

Ryan Grove, Keighley

- Semi Detached
- Three Bedrooms
- Driveway & Double Garage
- Cul-de-sac Location
- Extensive Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£230,000



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