



# Davies Properties



## 49 Garforth Road

Keighley, BD21 4DR

Offers In The Region Of £115,000





# 49 Garforth Road

Keighley, BD21 4DR

Offers In The Region Of £115,000



We are delighted to introduce this charming mid-terraced family home situated in a desirable area on the outskirts of Keighley. The ground floor features a welcoming lounge and a spacious dining kitchen, perfect for family gatherings. Upstairs, you'll find three well-appointed bedrooms and a modern bathroom. The property offers convenient off-road parking at the front and boasts a generous garden at the rear, ideal for outdoor activities and relaxation. Additionally, the home is equipped with gas central heating and durable uPVC double glazing, ensuring comfort and energy efficiency throughout the year. Don't miss the opportunity to make this wonderful house your new home!

\*\*The price reflects that there may be some works required at the property\*\*

\*Would best suit a CASH BUYER due to complications acquiring a mortgage\*

## GROUND FLOOR

### Lounge

14'02" x 12'02" (4.32m x 3.71m)

With a uPVC entrance door and uPVC double glazed window to the front elevation, laminate flooring, living flame gas fire with surround and a central heating radiator.

### Dining Kitchen

14'01" x 8'10" (4.29m x 2.69m)

With a range of matching wall & base units with work surfaces over, and tiling to the splash-backs. Stainless steel sink, electric oven with gas hob and extractor hood over, and plumbing for a washing machine. UPVC double glazed window to the rear elevation and UPVC entrance door, tiled floor, central heating radiator and cupboard housing the boiler.

## FIRST FLOOR

### Bedroom One

12'05" x 8'04" (3.78m x 2.54m)

With a uPVC double glazed window to the front elevation, laminate flooring and a central heating radiator.

### Bedroom Two

9'01" x 8'00" (2.77m x 2.44m)

With a uPVC double glazed window to the rear elevation, laminate flooring, built-in storage cupboard and a central heating radiator.

### Bedroom Three

9'08" x 5'06" (2.95m x 1.68m)

With a uPVC double glazed window to the front elevation, laminate flooring and a central heating radiator.

### Bathroom

5'09" x 5'08" (1.75m x 1.73m)

With a white three-piece suite comprising of panelled bath with shower over, vanity wash basin unit and W/C. UPVC double glazed window to the rear elevation, tiled floor & walls and a central heating radiator.

## EXTERIOR

There is convenient off-road parking to the front and a paved garden to the rear with a further grassed garden beyond.

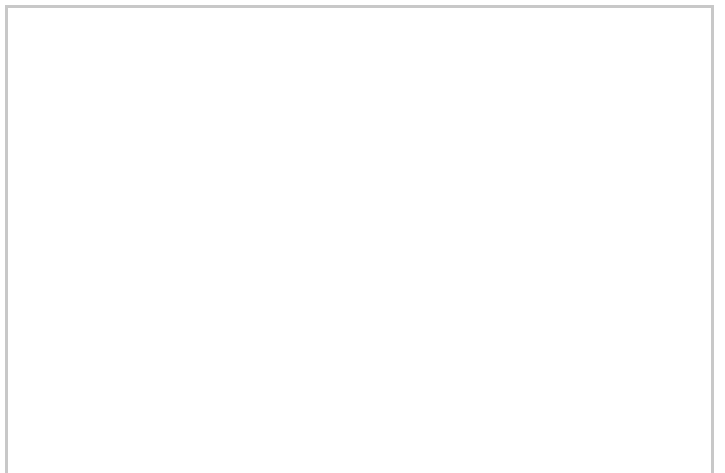
## OTHER INFORMATION

~ Council Tax Band 'A'

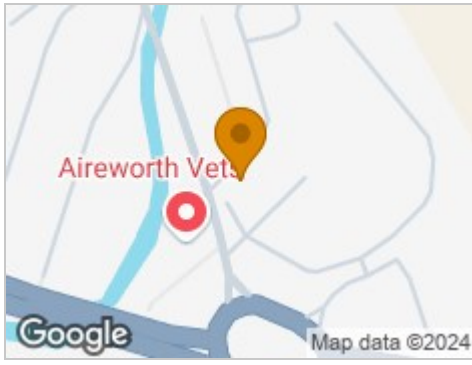
~ Tenure: Freehold

~ Parking: Off-road parking to the front of the property

~ Would best suit a CASH BUYER



## Road Map



## Hybrid Map



## Terrain Map



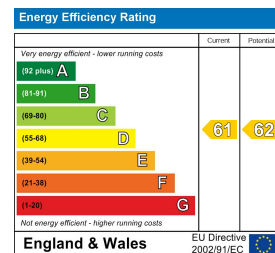
## Floor Plan



## Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.