



Davies Properties



7 Moorcroft Avenue

Keighley, BD22 7NE

£1,150 PCM



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**** COMING SOON ****

A beautifully presented three-bedroom semi-detached family home, ideally located in a popular residential area with excellent access to local amenities and transport links into the town centre.

This spacious property has been fully redecorated throughout and benefits from newly fitted carpets, offering stylish and comfortable living accommodation.

The ground floor comprises a welcoming lounge, a generous open-plan kitchen/dining area, a convenient downstairs W/C, and access to a single integral garage. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a driveway providing ample off-road parking, a single integral garage, and a low-maintenance rear garden – ideal for busy households or those looking for easy outdoor upkeep.

Additional benefits include uPVC double glazing and gas central heating.

Early viewing is highly recommended to appreciate the space, condition, and excellent location of this superb family home.

GROUND FLOOR

Entrance Hall

With a uPVC double glazed entrance door, a wood framed single glazed 'feature' leaded window to the side elevation, central heating radiator, coving to the ceiling and stairs leading off to the first floor.

Living Room

15'1" (into bay) x 11'7" (into alcoves) (4.60m (into bay) x 3.53m (into alcoves))

With a uPVC double glazed bay window to the front elevation, inglenook style fireplace with electric wood-burner effect stove, central heating radiator, picture rail and coving to the ceiling.

Kitchen

12'9" x 6'6" (3.89m x 1.98m)

With a range of modern wall and base units with work-surfaces over, integrated single electric oven, gas hob, extractor hood over and 1½ bowl stainless steel sink unit. Laminate effect vinyl floor covering, uPVC double glazed window to the side elevation and uPVC entrance door leading out to the side elevation. Useful under-stairs storage pantry. Open plan to:

Dining Area

12'11" (into bay) x 9'6" (into alcoves) (3.94m (into bay) x 2.90m (into alcoves))

With a uPVC double glazed bay window to the rear elevation, two central heating radiators and picture rail.

W/C

5'4" x 2'6" (1.63m x 0.76m)

With a W/C, corner sink unit, heated chrome towel rail, recessed spotlights to the ceiling and laminate effect vinyl floor covering.

Integral Garage

With 'up & over' door, light & power and wall-mounted combi-boiler.

FIRST FLOOR

Landing

Bedroom One

13'00 x 11'6" (into alcoves) (3.96m x 3.51m (into alcoves))

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

Bedroom Two

12'9" x 11'6" (max) (3.89m x 3.51m (max))

With a uPVC double glazed window to the rear elevation, central heating radiator, picture rail and useful built-in storage cupboards.

Bedroom Three

8'2" x 6'00" (2.49m x 1.83m)

With a uPVC double glazed window to the front elevation, central heating radiator and loft-hatch.

Bathroom

7'7" x 5'10" (2.31m x 1.78m)

With a uPVC double glazed window to the rear elevation, white three-piece suite comprising of panelled bath with electric shower over, pedestal hand wash basin and low flush W/C. Tiled splash-backs and heated chrome towel rail.

EXTERIOR

To the front of the property is a tarmac drive leading down the side of the property to an integral garage, providing useful off-road parking for several vehicles. To the rear of the property is a tiered low maintenance garden.

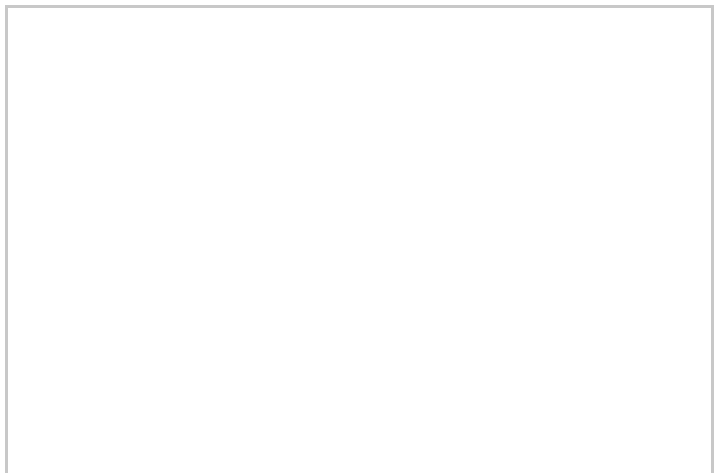
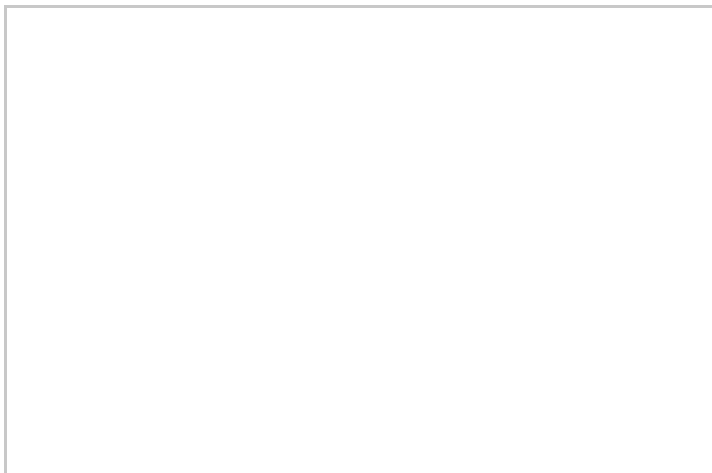
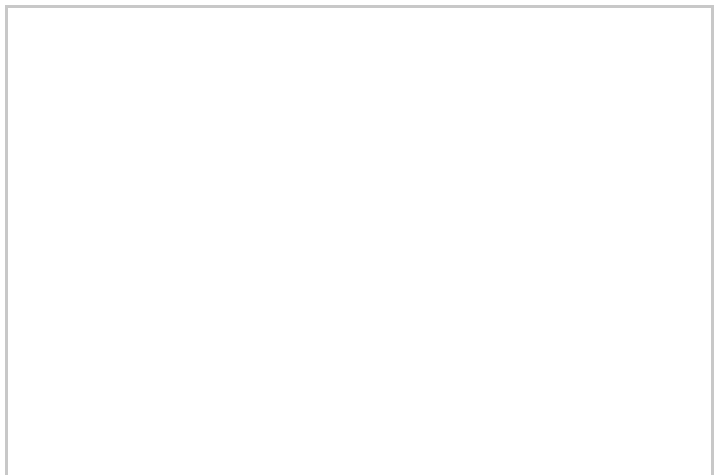
OTHER INFORMATION

~ Bond: £1,326.00

~ Council Tax Band 'C'

~ No Smokers

~ No Pets



Road Map



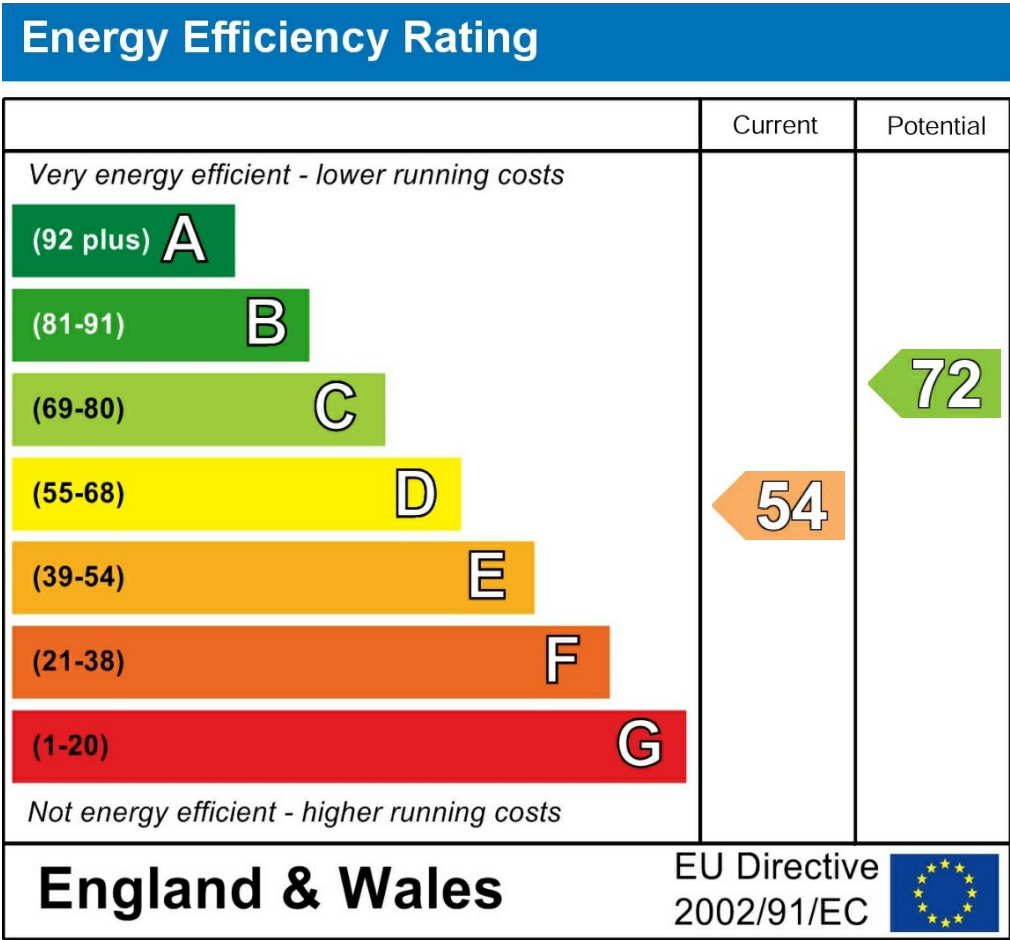
Hybrid Map



Terrain Map



Energy Efficiency Graph



Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.