



# Davies Properties



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Keighley, BD22 6NH

Offers In The Region Of £225,000





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A well-presented and generously proportioned three-bedroom semi-detached family home, situated in a quiet cul-de-sac, within a highly sought-after residential area of Keighley.

This appealing property offers a superb opportunity for families and first-time buyers alike, providing spacious and versatile accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hallway which leads into a bright and airy open-plan lounge and dining area – ideal for both everyday living and entertaining. To the rear, there is a separate kitchen, fitted with a range of wall and base units, providing ample storage and worktop space.

To the first floor, the property benefits from three well-proportioned bedrooms, including two generous doubles and a single, all served by a modern family bathroom with contemporary fixtures and fittings.

Further advantages include gas-fired central heating and uPVC double glazing throughout, ensuring warmth and energy efficiency all year round.

Externally, the property enjoys a pleasant front garden, mainly laid to lawn with attractive shrub borders, while to the rear, a fully enclosed garden offers a combination of patio seating area - perfect for al fresco dining during the summer months - and a further lawned section with mature planting, providing privacy and a peaceful outdoor retreat.

A private driveway provides off-street parking and leads to a single garage, offering additional parking, storage or workshop space. There is also convenient under-house storage.

Conveniently located close to a range of local amenities, well-regarded schools, and transport links, this home represents an excellent opportunity for those seeking a comfortable and practical family residence in a desirable location.

Early viewing is highly recommended to fully appreciate the space, setting, and potential on offer.

## GROUND FLOOR

### Entrance Hall

7'3" x 4'1" (2.21m x 1.24m)

Entrance is gained via a uPVC double glazed door, with a uPVC double glazed window to the side elevation providing additional natural light, and a central heating radiator offering warmth and comfort.

### Living Room

14'9" x 11'7" (4.50m x 3.53m)

Featuring a uPVC double glazed bay window to the front

elevation, allowing for plenty of natural light, along with a recessed area ideal for housing an electric wood burner-style stove and a central heating radiator for added comfort. An open-plan spiral staircase provides access to the first floor, enhancing the sense of space and character.

Open plan to:

### Dining Room

10'9" x 8'5" (3.28m x 2.57m)

With a uPVC double glazed patio door to the rear elevation, offering direct access to the rear garden, and a central heating radiator providing additional comfort.

## Kitchen

10'9" x 7'3" (3.28m x 2.21m)

Fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks. Includes a one and a half bowl stainless steel sink, plumbing for a washing machine, a free-standing gas cooker with extractor hood above, and a uPVC double glazed window overlooking the rear garden.

## FIRST FLOOR

### Bedroom One

12'1" x 7'9" (3.68m x 2.36m)

Benefitting from a uPVC double glazed window to the front elevation, fitted mirrored wardrobes offering ample storage, and a central heating radiator for added comfort.

### Bedroom Two

11'4" x 8'10" (3.45m x 2.69m)

Featuring a uPVC double glazed window to the rear elevation, enjoying far-reaching views, along with a central heating radiator and built-in storage cupboards for added convenience.

### Bedroom Three

9'0" x 5'10" (2.74m x 1.78m)

Enjoying natural light through a uPVC double glazed window to the front elevation, complemented by a central heating radiator for added comfort.

## Bathroom

9'8" x 5'10" (2.95m x 1.78m)

Fitted with a white four-piece suite comprising a panelled bath, pedestal wash basin, low flush W/C, and a separate shower cubicle with electric shower. Finished with tiled walls, a heated towel rail, and a uPVC double glazed window to the rear elevation providing natural light and ventilation.

## EXTERIOR

The property benefits from a driveway to the front, providing off-road parking and leading to a single garage. Within the garage, an access door offers entry to a useful under-house storage area. The front garden is predominantly laid to lawn with attractive shrub borders, creating a pleasant and welcoming aspect. To the rear, the garden features a paved patio area, ideal for al fresco dining during the warmer months, alongside a well-maintained lawn, offering a private and tranquil outdoor space.

## ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: C
- ~ Parking: Driveway and single garage
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.





Road Map



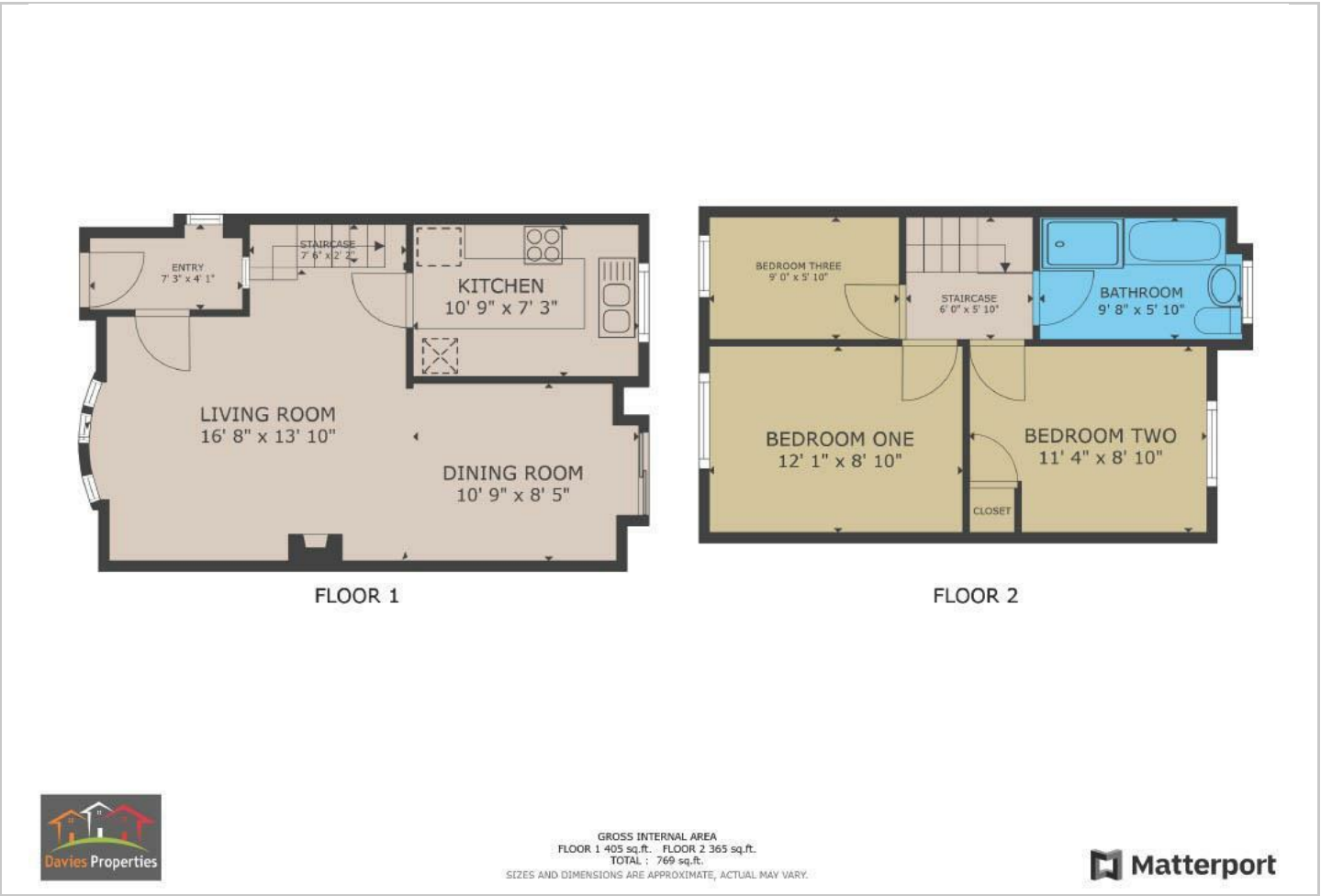
Hybrid Map



Terrain Map



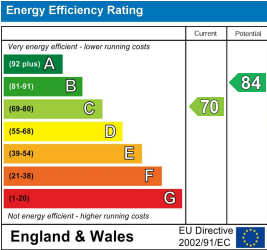
Floor Plan



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



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