



Davies Properties



7 Moorcroft Avenue

Oakworth, Keighley, BD22 7NE

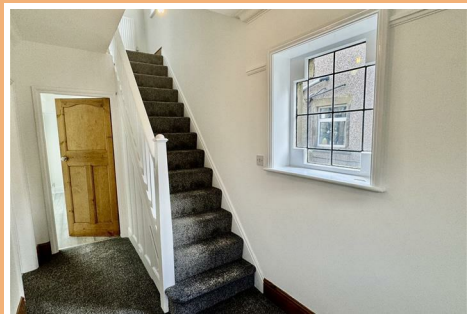
Offers In The Region Of £240,000



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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

14'1" x 6'1" (4.29m x 1.85m)

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

13'5" x 12'2" (4.09m x 3.71m)

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.

Dining Kitchen

13'4" x 18'8" (4.06m x 5.69m)

An open-plan living space with a range of modern high-gloss wall and base units with laminate work-surfaces over, integrated single electric oven, electric hob, extractor over, integrated dishwasher and 1½ bowl resin sink unit. Laminate effect vinyl floor covering, two central heating radiators, uPVC double glazed windows to the side and rear elevations and uPVC entrance door leading out to the side elevation. Useful under-stairs storage pantry.

W/C

5'11" x 2'6" (1.80m 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

13'2" x 12'6" (4.01m x 3.81m)

With 'up & over' door, light & power, wall-mounted combi-boiler and plumbing for a washing machine.

FIRST FLOOR

Landing

10'0" x 6'1" (3.05m x 1.85m)

With a uPVC double glazed window to the side elevation.

Bedroom 1

13'5" x 12'2" (4.09m x 3.71m)

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

Bedroom Two

12'10" x 12'2" (3.91m x 3.71m)

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

Bedroom Three

8'6" x 6'1" (2.59m x 1.85m)

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

Bathroom

7'10" x 6'1" (2.39m x 1.85m)

With a uPVC double glazed window to the rear elevation, white three-piece suite comprising of panelled bath with electric shower over, vanity wash-basin unit 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.

ADDITIONAL INFORMATION

~ Council Tax Band: C

~ Tenure: Freehold

~ Parking: Driveway and integral 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



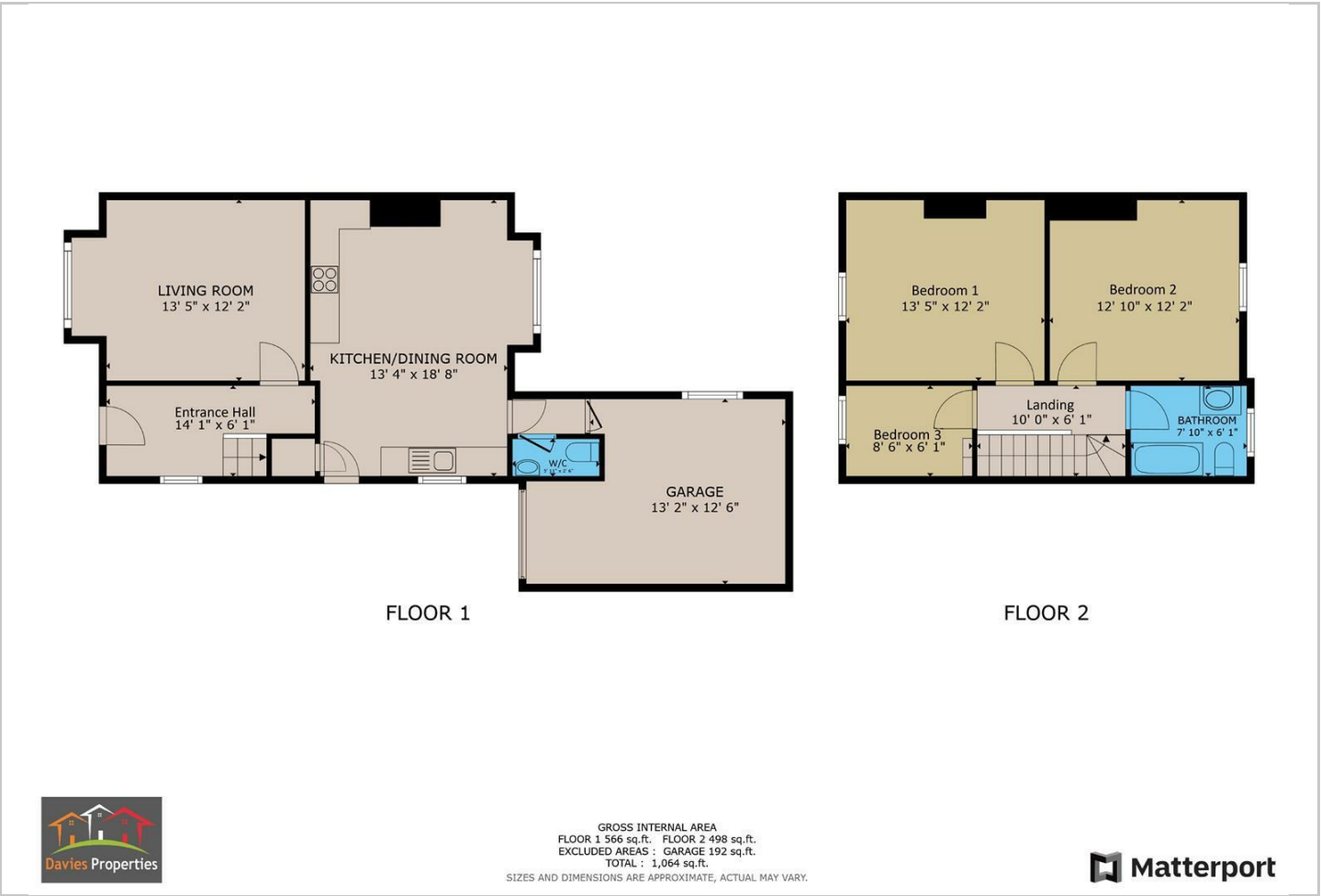
Hybrid Map



Terrain Map



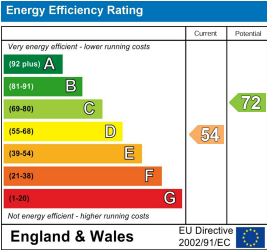
Floor Plan



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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