



Davies Properties



9 Larch Close

Oakworth, Keighley, BD22 7JU

Offers In The Region Of £220,000



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Situated in a popular residential area, this delightful three-bedroom semi-detached property offers an excellent opportunity for first-time buyers or growing families seeking a home they can truly make their own.

The accommodation is well-proportioned and briefly comprises: entrance hall, a spacious through lounge/dining room with dual aspect windows allowing for plenty of natural light, a fitted kitchen, ground floor bathroom, and a bright conservatory providing additional living space with views over the garden.

To the first floor are three bedrooms, including a generous principal bedroom benefitting from an en-suite shower room. The additional two bedrooms offer flexible space for children, guests, or home office use.

Externally, the property enjoys a long driveway providing ample off-road parking for multiple vehicles in tandem, leading to a detached single garage. The front garden is attractively landscaped for ease of maintenance, while a side path gives access to a mature rear garden featuring established shrubs and a paved patio area - perfect for outdoor dining and relaxing during the warmer months.

Whilst some areas of the property would benefit from modernisation, it has clearly been well cared for and offers excellent potential to update and personalise to your own taste. Additional benefits include gas central heating and uPVC double glazing throughout.

A fantastic opportunity not to be missed - contact us today to arrange your viewing and take the first step towards making this property your new home.

GROUND FLOOR

Entrance Hall

8'6" x 5'10" (2.59m x 1.78m)

Welcoming entrance hallway featuring a uPVC double glazed front door, central heating radiator, and staircase rising to the first floor. Includes a useful under-stairs storage cupboard housing the combi boiler – ideal for keeping everyday essentials neatly tucked away.

Living/Dining Room

22'11" x 10'7" (6.99m x 3.23m)

A spacious through lounge and dining area, benefiting from uPVC double glazed windows to both the front and rear, allowing for plenty of natural light. Features two central heating radiators and a living flame gas fire with a marble inset and hearth, complemented by a wooden surround.

Kitchen

7'5" x 7'8" (2.26m x 2.34m)

Fitted with a range of matching wall and base units with complementary work surfaces and laminate splash-backs. Includes a stainless steel sink with plumbing for a washing machine, an integrated electric oven, ceramic hob, and a recirculating extractor hood above. A uPVC double glazed window and door provide access to the conservatory, while laminate flooring adds a practical and modern finish.

Conservatory

15'10" x 6'0" (4.83m x 1.83m)

Featuring uPVC double glazed windows and a door providing direct access to the rear garden - perfect for enjoying outdoor space and natural light.

Bathroom

6'3" x 5'10" (1.91m x 1.78m)

Fitted with a white three-piece suite comprising a panelled bath with shower mixer tap, a built-in vanity sink unit, and a low-level WC. Also featuring a heated towel rail and a uPVC double glazed window to the side elevation, providing natural light and ventilation.

FIRST FLOOR

Landing

Featuring a uPVC double glazed window to the side elevation, access to the loft via a hatch, and a useful built-in linen cupboard - ideal for additional storage.

Bedroom 1

10'11" x 11'1" (3.33m x 3.38m)

Benefitting from a uPVC double glazed window to the front elevation and a central heating radiator, providing a bright and comfortable space.

En-suite Shower Room

8'2" x 2'7" (2.49m x 0.79m)

Fitted with a WC, vanity sink unit, and a shower cubicle with an electric shower - offering a practical and well-appointed shower room.

Bedroom 2

12'0" x 8'11" (3.66m x 2.72m)

Featuring a uPVC double glazed window to the rear elevation, complemented by a central heating radiator.

Bedroom 3

8'10" x 8'1" (2.69m x 2.46m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

EXTERIOR

At the front of the property, a long driveway offers ample off-road parking for several vehicles in tandem, leading to a detached single garage. A low-maintenance paved area enhances the garden's appeal. A pathway runs alongside the property, providing access to the rear garden, which features mature shrubs and a paved patio - creating an ideal space for relaxing and entertaining during the summer months.

ADDITIONAL INFORMATION

- ~ Council Tax Band: C
- ~ Tenure: Freehold
- ~ Parking: Driveway leading to a 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 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



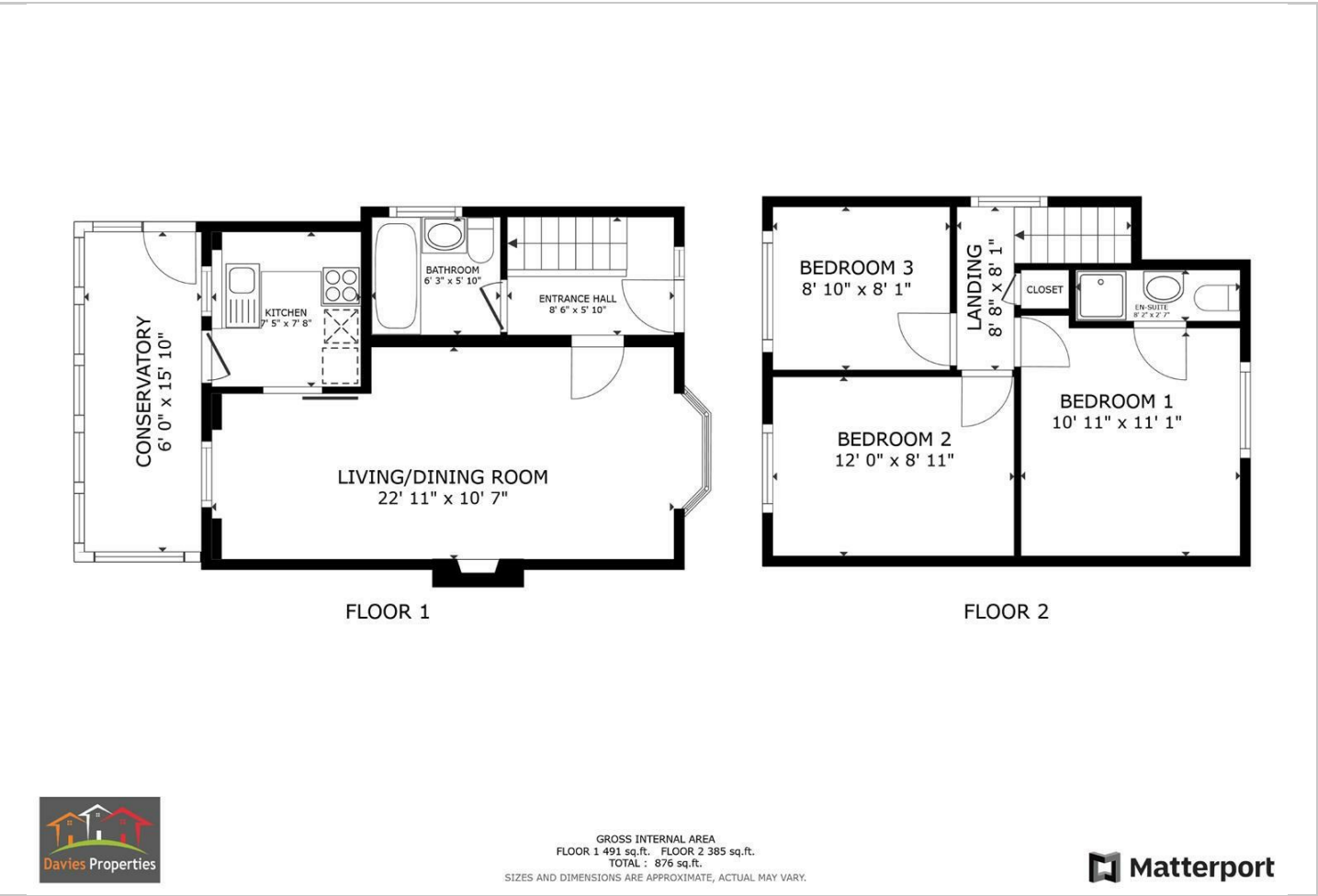
Hybrid Map



Terrain Map



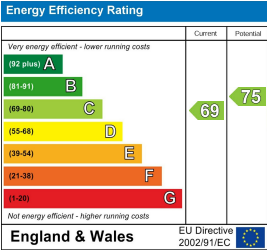
Floor Plan



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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