



# Davies Properties



## 7 Brow Top Road

Cross Roads, Keighley, BD22 9PH

Price £190,000



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Nestled on Brow Top Road in the charming area of Cross Roads, this delightful semi-detached bungalow offers a perfect blend of comfort and potential. Offered with vacant possession and NO UPWARD CHAIN, with a generous living space of approximately 721 square feet, this property is ideal for those seeking a cosy home with the opportunity to expand.

The bungalow features a welcoming reception room, perfect for relaxing or entertaining guests. There are two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, catering to the needs of modern living.

Built in 1965, this property retains a sense of character while offering the potential for personalisation. One of the standout features is the loft space, which presents an exciting opportunity for conversion, subject to obtaining the necessary planning consents. This could allow for additional living space or even a home office, making it a versatile option for various lifestyles.

Parking is a breeze with space available for up to three vehicles, ensuring convenience for residents and visitors alike. The location in Cross Roads is both peaceful and accessible, providing a lovely community atmosphere while being within reach of local amenities.

This bungalow is a wonderful opportunity for first-time buyers, downsizers, or anyone looking to create their dream home in a tranquil setting. With its potential for expansion and comfortable living spaces, it is certainly worth considering.

## GROUND FLOOR

### Entrance Porch

7'0" x 3'9" (2.13m x 1.14m)

Featuring a uPVC double glazed entrance door and windows.

### Hallway

9'11" x 9'1" (3.02m x 2.77m)

Featuring a composite entrance door, central heating radiator, loft hatch, and laminate flooring.

### Living Room

11'9" x 17'0" (3.58m x 5.18m)

Benefitting from a uPVC double glazed window to the front elevation with far-reaching views, central

heating radiator, wooden fire surround, and laminate flooring.

### Kitchen

9'1" x 10'7" (2.77m x 3.23m)

Fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks, a one and a half bowl stainless steel sink, plumbing for a washing machine, integrated dishwasher, uPVC double glazed window to the front elevation offering far-reaching views, and a dual fuel range-style cooker.

### Bedroom 1

13'6" x 11'7" (4.11m x 3.53m)

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

### Bedroom 2

9'7" x 9'1" (2.92m x 2.77m)

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

### Bathroom

6'9" x 5'9" (2.06m x 1.75m)

Fitted with a walk-in shower cubicle, WC, and

pedestal hand wash basin, complemented by half-tiled walls, a uPVC double glazed window to the side elevation, heated towel rail, and laminate flooring.

### EXTERIOR

The front of the property features a lawned garden and a composite decked patio area, offering an ideal space for outdoor relaxation. There is useful under-house storage, and the driveway provides off-road parking for multiple vehicles.

A pathway runs along the side of the property, giving access to the rear garden, which is designed for low maintenance with slate chippings and raised flower beds planted with mature shrubs.

### ADDITIONAL INFORMATION

~ Council Tax Band: C

~ Tenure: Freehold

~ Parking: Driveway providing off-road parking for several vehicles

~ 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



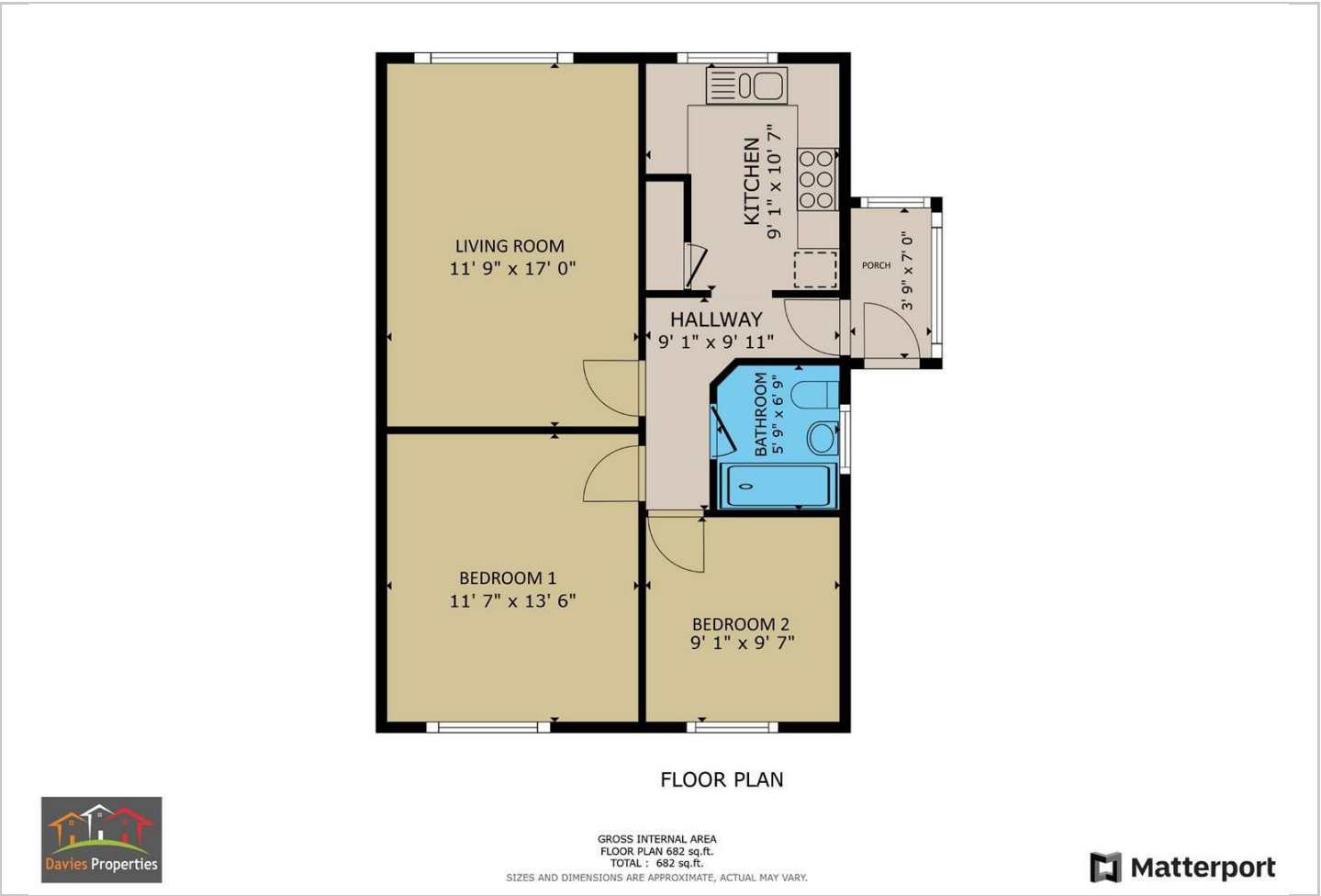
Hybrid Map



Terrain Map



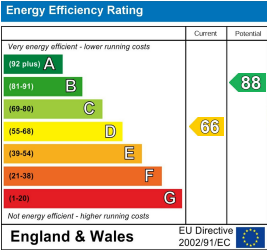
Floor Plan



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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