



# Davies Properties



## 274 Fell Lane

Keighley, BD22 6BZ

£750 Per Calendar Month





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A charming cottage situated in the sought-after Fell Lane area, enjoying attractive countryside views to the rear. Well-suited to individuals or couples, the property offers comfortable and practical living accommodation. The ground floor comprises a welcoming living room and a spacious dining kitchen, while the first floor features two bedrooms and a modern bathroom. Externally, the property benefits from a driveway providing off-road parking, a low-maintenance front garden, and a private rear yard.

## GROUND FLOOR

### Entrance Vestibule

With a uPVC double glazed entrance door and a central heating radiator.

### Living Room

With a uPVC double glazed window to the front elevation, a marble hearth with fire-surround. Open-plan staircase ascending to the first floor.

### Dining Kitchen

13'6" x 9'5" (4.11m x 2.87m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs. Central heating radiator, integrated electric oven, gas hob with extractor hood over, stainless steel sink, plumbing for a washing machine, wood-framed double glazed window to the rear elevation enjoying long-distant views and a wood stable-style door leading out to the rear yard.

A useful walk-in storage room that houses the combi-boiler.

## FIRST FLOOR

### Landing

With loft hatch and a central heating radiator.

### Bedroom 1

14'0" (max) x 11'9" (4.27m (max) x 3.58m)

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

### Bedroom 2

9'5" x 7'8" (2.87m x 2.34m)

With a wood-framed double glazed window to the rear elevation enjoying long distant views and a central heating radiator.

### Bathroom

5'10" x 5'4" (1.78m x 1.63m)

With a three-piece suite comprising of a panelled bath with shower overhead, pedestal hand wash basin and W/C, a central heating radiator and a wood-framed double glazed window to the rear elevation enjoying long-distant views.

## EXTERIOR

To the front of the property is a driveway providing useful off-road parking, along with a small low-maintenance garden. To the rear is a small enclosed yard - providing enough space to sit out and enjoy a morning coffee.

## ADDITIONAL INFORMATION

- ~ Council Tax Band: A
- ~ Bond: £865.00
- ~ No Smokers
- ~ One small pet will be considered subject to an increased rent of £775.00 PCM





Road Map



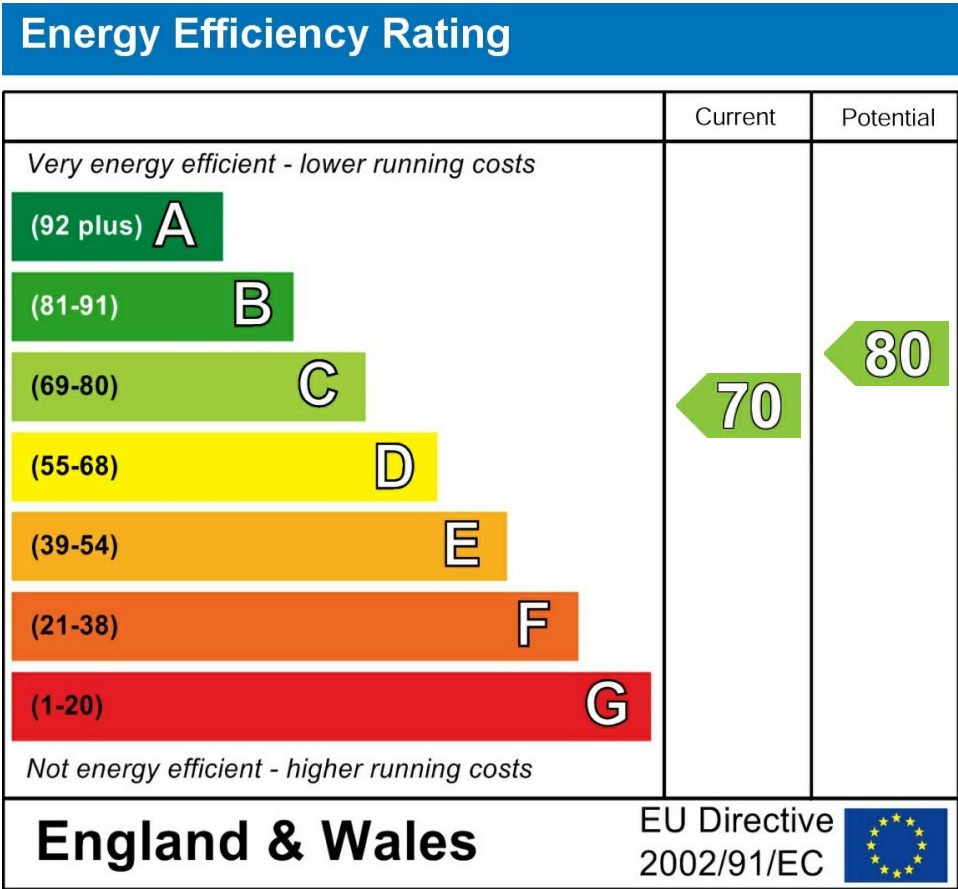
Hybrid Map



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.

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