



# Davies Properties



2 Ashbourne Road

Ingrow, Keighley, BD21 1LD

Reduced £175,000



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Situated in the popular area of Ingrow, this spacious semi-detached home offers well-presented accommodation ideal for a variety of buyers - whether you're a first-time buyer, investor, or a growing family. Conveniently located close to local schools, amenities, and excellent transport links into the town centre, the property provides both comfort and practicality.

The ground floor features a welcoming lounge and a generous dining kitchen, while the first floor offers three well-proportioned bedrooms and a family bathroom. Benefiting from uPVC double glazing and gas central heating, the home is ready to move straight into.

Externally, there are low-maintenance gardens to both the front and rear, along with a driveway leading to a larger-than-average attached single garage. There is potential (subject to the necessary consents) to extend or create additional living space by knocking through from the main property into the adjoining garage.

Offered with vacant possession and no upward chain, this is an excellent opportunity to purchase a versatile and well-located home in a popular residential area.

## GROUND FLOOR

### Entrance Vestibule

With a uPVC double glazed entrance door, a central heating radiator and stairs ascending to the first floor.

### Living Room

**13'8" x 14'5" (4.17m x 4.39m)**

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

### Dining Kitchen

**16'10" x 7'9" (5.13m x 2.36m)**

Fitted with a range of matching wall and base units complemented by work surfaces and tiled splash-backs, this well-equipped kitchen includes a one-and-a-half bowl stainless steel sink, integrated electric oven with gas hob and extractor hood, and plumbing for a washing machine. A wall-mounted combi boiler and central heating radiator ensure practicality and comfort, while two uPVC double glazed windows and a uPVC door opening to the rear garden fill the space with natural light and provide convenient outdoor access.

## FIRST FLOOR

### Landing

With a uPVC double glazed window to the side elevation and a loft hatch.

### Bedroom 1

**9'4" x 12'0" (2.84m x 3.66m)**

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

### Bedroom 2

**10'8" x 10'8" (3.25m x 3.25m)**

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

### Bedroom 3

**7'3" x 8'10" (2.21m x 2.69m)**

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

### Bathroom

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

With a modern three-piece suite comprising of a panelled bath with shower over, pedestal hand wash basin and W/C, a central heating radiator and a uPVC double glazed window to the rear elevation.

## EXTERIOR

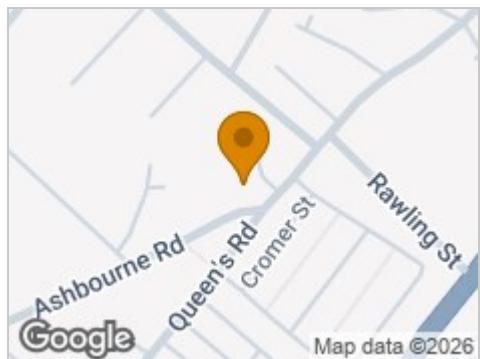
To the front of the property is a neat, low-maintenance garden, with a driveway leading to a single garage. A pathway runs down the side to the rear garden, which is also easy to maintain — ideal for relaxing or enjoying outdoor space with minimal upkeep.

## ADDITIONAL INFORMATION

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



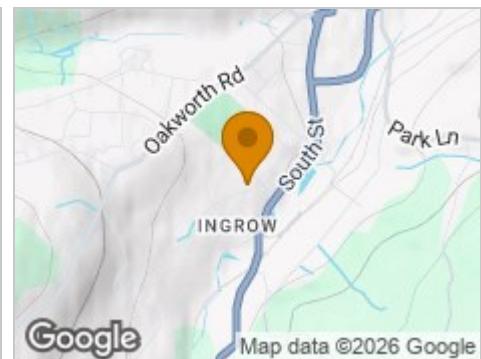
## Road Map



## Hybrid Map

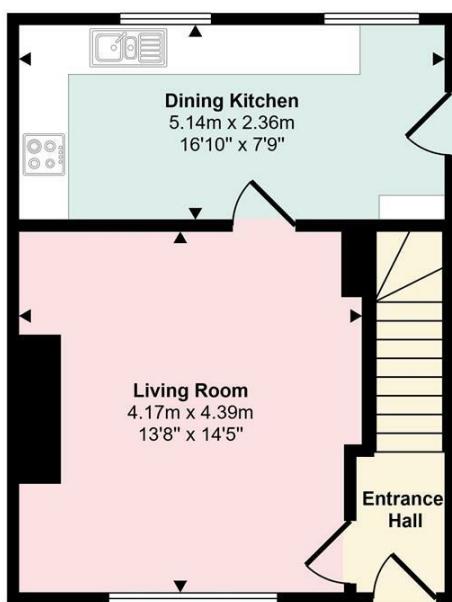


## Terrain Map



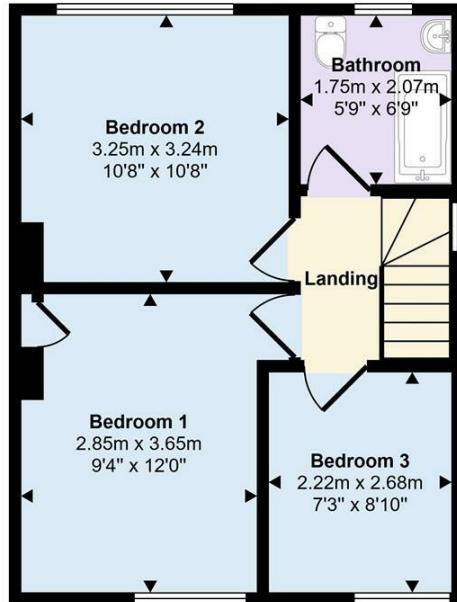
## Floor Plan

Approx Gross Internal Area  
72 sq m / 776 sq ft



### Ground Floor

Approx 36 sq m / 383 sq ft



### First Floor

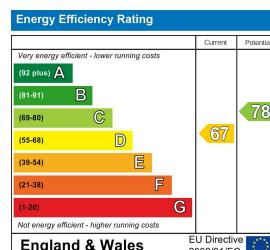
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.