



# Davies Properties



## 7 Heather Bank Avenue

Oakworth, Keighley, BD22 7LJ

Offers In The Region Of £220,000





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A beautifully presented and deceptively spacious three-bedroom family home, situated within a highly regarded and much sought-after residential area. The property offers well-planned accommodation that has been thoughtfully maintained and is ready to move straight into, making it an ideal purchase for a wide range of buyers.

On entering the property, you are greeted by a welcoming entrance hall which leads to a light and comfortable living room, perfect for relaxing with family or entertaining guests. The open-plan dining kitchen to the rear creates a wonderful social space, combining practicality with a modern layout. The kitchen is fitted with a range of modern high-gloss wall and base units with complementary work surfaces and space for appliances, while the dining area enjoys views over the rear garden, providing a bright and airy atmosphere.

To the first floor are three well-proportioned bedrooms, each offering ample space for furnishings, together with a modern family bathroom fitted with a three-piece white suite and stylish tiling.

The property benefits from uPVC double glazing and gas-fired central heating, ensuring comfort and efficiency throughout the year. Externally, a long block-paved driveway provides ample off-road parking and leads to a single garage, ideal for storage or additional parking. The front garden is mainly laid to lawn with established shrubs, while the rear garden features a patio and raised decked area - perfect for outdoor dining and entertaining during the warmer months.

Conveniently located close to local amenities, well-regarded schools and excellent transport links, this property offers the perfect balance of comfort, practicality and location, appealing to families, first-time buyers and investors alike.

## GROUND FLOOR

### Entrance Hall

5'10" x 14'7" (1.78m x 4.45m)

A welcoming entrance hall featuring a central heating radiator and a staircase leading to the first floor.

### Living Room

11'0" x 14'3" (3.35m x 4.34m)

A bright reception room with a uPVC double glazed window to the front elevation, a central heating radiator, and a living flame gas fire set within a granite inset and hearth, complemented by an attractive wooden surround.

### Kitchen / Diner

17'5" x 10'4" (5.31m x 3.15m)

A modern and spacious family room - the kitchen offers a range of matching high-gloss wall and base units with coordinating work surfaces and tiled splashbacks. There is a one and a half bowl stainless steel sink, two uPVC double glazed windows to the rear elevation, a central heating radiator, and wood-effect flooring. Integrated appliances include a double electric oven and a gas hob with a recirculating extractor hood above, along with plumbing for a washing machine and a slimline dishwasher. A useful under-stairs storage cupboard houses the combi boiler, and a uPVC double glazed door provides access to the side of the property.

## FIRST FLOOR

### Landing

6'11" x 9'6" (2.11m x 2.90m)

A spacious landing area featuring a uPVC double glazed window to the side elevation, providing natural light to the upper floor.

### Bedroom 1

10'6" x 12'5" (3.20m x 3.78m)

A well-proportioned bedroom with a uPVC double glazed window to the front elevation, a central heating radiator, laminate flooring, and built-in wardrobes with sliding doors providing ample storage space.

### Bedroom 2

10'3" x 10'7" (3.12m x 3.23m)

A generously sized bedroom benefiting from a uPVC double glazed window to the rear elevation, a central heating radiator, and a built-in wardrobe with sliding doors for convenient storage.

### Bedroom 3

7'0" x 7'7" (2.13m x 2.31m)

A bright bedroom featuring a uPVC double glazed window to the front elevation, a central heating radiator, and laminate flooring.

### Bathroom

7'1" x 7'3" (2.16m x 2.21m)

A contemporary bathroom fitted with a three-piece suite comprising a panelled 'P'-shaped bath with shower over, a

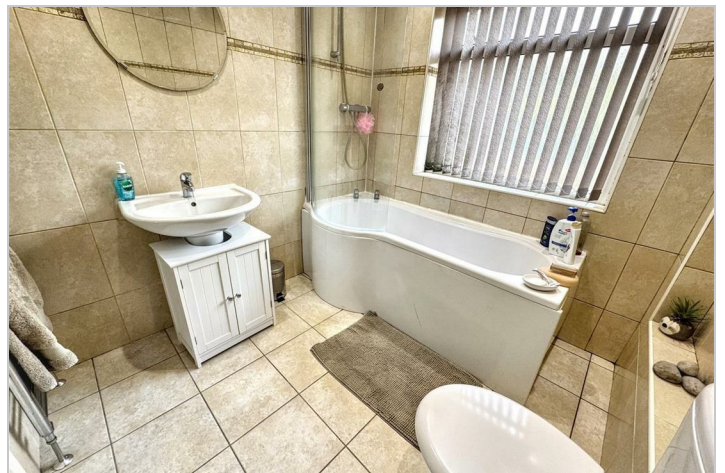
pedestal wash basin, and a low flush W/C. The room is finished with tiled walls and flooring, a chrome heated towel rail, recessed ceiling spotlights, and a uPVC double glazed window to the rear elevation.

### EXTERIOR

The front garden is mainly laid to lawn with well-established shrubs, creating an attractive frontage. A long block-paved driveway to the side of the property provides ample off-road parking and leads to a single garage. The driveway also benefits from an electric vehicle (EV) charging point, offering convenient home charging for an electric car. To the rear, there is a raised decked area and a block-paved patio, providing excellent spaces for outdoor dining and entertaining during the warmer months.

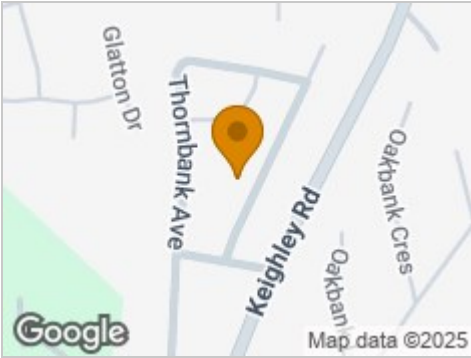
### ADDITIONAL INFORMATION

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





Road Map



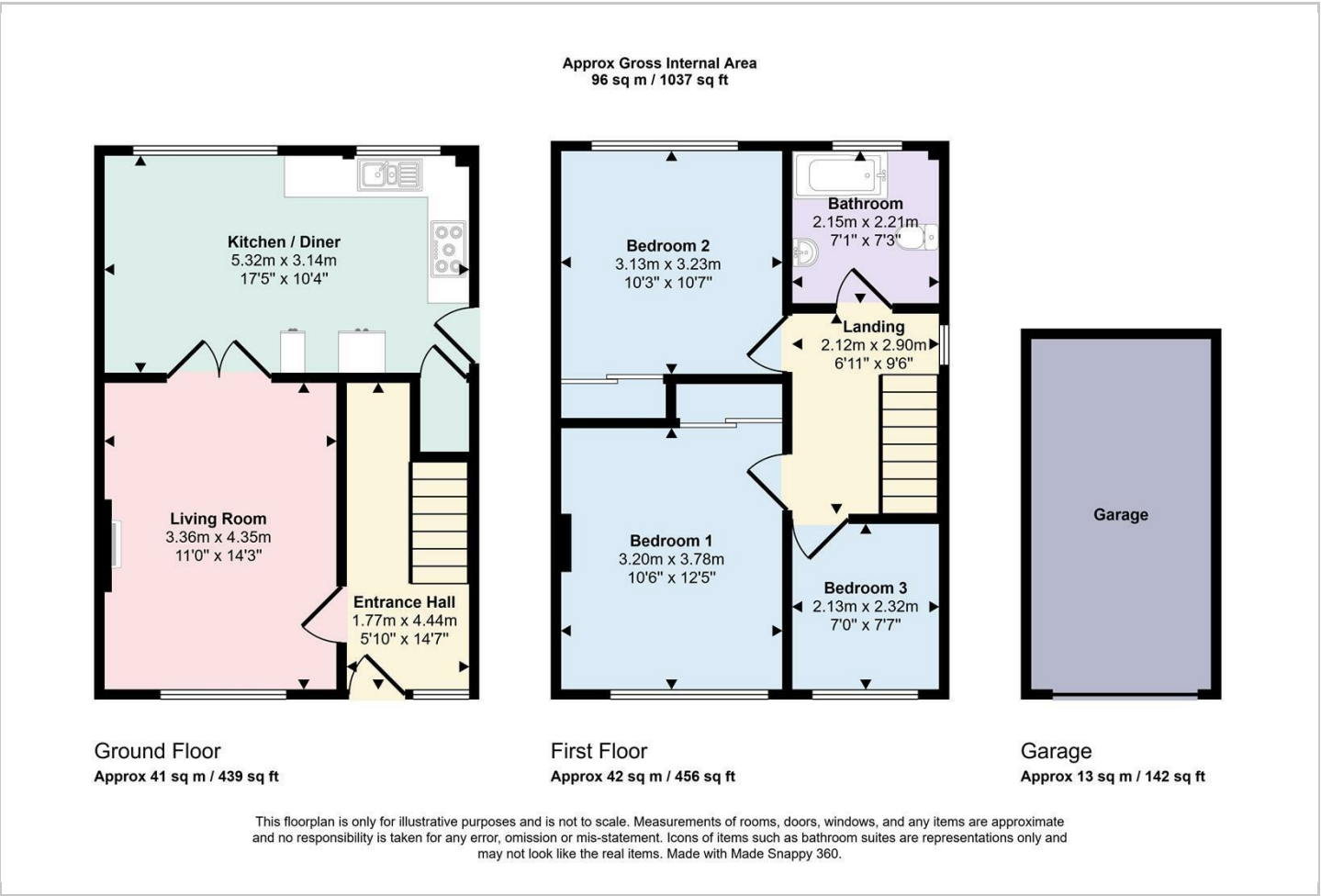
Hybrid Map



Terrain Map



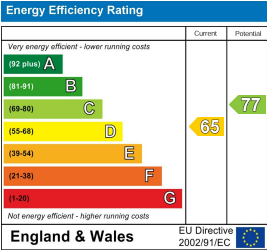
Floor Plan



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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