



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwestateagents.com

Directions

See mapping

Race Moor Lane, Keighley, BD22 7JH
Offers In The Region Of £220,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Race Moor Lane, Keighley, BD22 7JH



**** 3 BEDROOMS ** IMMACULATE SEMI-DETACHED ** EDGE OF VILLAGE LOCATION ** NO ONWARD CHAIN ** MODERN KITCHEN & BATHROOM ** CUL-DE-SAC ** VIEWS ** Beautiful & spacious family home situated in a popular residential location close good local schools and amenities.**

The property briefly comprises:- Access is via front composite door into entrance hall, having laminate oak floor and access to all rooms. The spacious living room is bright and airy with its dual aspect picture windows with venetian blinds allowing an abundance of natural light to flow through, there is a feature modern surround with inset brushed chrome fire, coved ceiling, light painted decor and finished with light oak laminate flooring. Space for dining table and chairs.

The modern kitchen is fitted with a range of wall and base units in gloss white with brushed chrome handles and contrasting quartz effect worktops. There is an acrylic bowl and half sink with mixer tap hose and mosaic tiled splash

backs, Integrated brushed chrome cooker, gas hob and extraction chimney, plumbing for a washing machine, and space for fridge/freezer, finished with grey ash cushion flooring. Access to the rear via PVCu glazed door with cat flap.

Upstairs you will find the 3 bedrooms and family bathroom. Bedrooms one and two are both doubles with light decor and carpet flooring, bedroom 3 is of ample size with space for furniture. The modern bathroom comprises:- 3 piece suite in white including 'P Shaped' panelled bath with over rain shower over & hose, glass splash screen, hand wash pedestal and low level push button W.C. Ceramic wall tiling with contrasting grey cushion flooring.

Outside to the front there's a concrete drive leading to a detached garage, raised artificial lawn garden with timber fencing and an open countryside aspect. To the rear is a private garden with raised paved patio area, steps leading down onto artificial lawn garden with timber decking and slate patio, enclosed with timber boundary fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

An immaculate 3 bedroom semi-detached property located in a semi-rural location on the edge of the village with no onward chain.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority

Tenure
Freehold