



Asking Price Of £122,500

- GRADE II LISTED COTTAGE
- LARGE GARDEN
- PEACEFUL LOCATION
- ONE BEDROOM
- CLOSE TO PARKS AND AMENITIES
- IDEAL FIRST HOME
- CHARACTERFUL
- COUNCIL TAX BAND: B

**7 Croft House Lane, Keighley,
BD20 6DD**

**** A CHARMING GRADE II LISTED ONE
BEDROOM COTTAGE WITH A GREAT-SIZE
GARDEN IN A PEACEFUL LOCATION ****



Knowles by Zenko Properties are delighted to present this charming and deceptively spacious Grade II listed cottage. Presented to a high standard the property offers cosy accommodation with the benefit of gas central heating and double-glazed windows. There is a generous lawned garden to the side of the property and lovely outdoor seating area to the front.

SITTING ROOM 10' 2" x 11' 11" (3.11m x 3.64m)

Two double glazed windows to the front elevation, central heating radiator, flush fit ceiling light, gas fire with stone hearth and mantle. Exposed timber beams to ceiling. Access to cellar

KITCHEN 8' 8" x 7' 4" (2.66m x 2.24m)

Laminated work surface with inset with single stainless steel sink with mixer tap and drainer, provision for a gas cooker with tiled splash back and extractor hood above. Modern fitted kitchen with a range of wall and base units, plumbed for automatic washing machine. Space under work surface for fridge/freezer. All units in gloss cream finish. PVC double glazed window to front elevation. Flush fit lighting to ceiling, laminate flooring. Stairs to first floor.

BEDROOM 12' 10" x 9' 2" (3.92m x 2.81m)

With pendant light to ceiling. Full length fitted wardrobes with sliding doors with a range of hanging space and shelving. Central heating radiator, Two double-glazed windows to front elevation. Carpet to floor.

BATHROOM 8' 11" x 8' 10" (2.72m x 2.71m)

Spacious bathroom with three-piece suite in white, pedestal wash basin, floor-mounted toilet, electric shower over panelled bath with glazed shower screen. Fully tiled to shower splash back area. Flush fit ceiling light. Two double-glazed windows to front elevation, central heating radiator large airing cupboard.

CELLAR

Accessed off the sitting room is cellar area suitable for storage, with fuse box and utility metres.

EXTERNALLY

To the front is pleasant patio area with a large enclosed garden with well maintained lawn and timber shed.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements