



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Clayton Rise, Keighley, BD20

£325,000 Freehold

Three Bedroom Corner Bungalow

EPC Rating: B 90

**Martin & Co Keighley**  
 4 North Street • • Keighley • BD21 3SE  
 T: 01535 669588 • E: keighley@martinco.com

**01535 669588**  
<http://www.martinco.com>





22 Clayton Rise  
Keighley  
BD20 6JG

Key features:

- Three Bedroom Corner Bungalow
- Gas Central Heating
- Double Garage
- Large Gardens
- Conservatory
- Cul-De-Sac Location
- Potential To Extend (STPP)
- Utility Room



Why you'll like it

Deceptively Spacious immaculate Three bedroom corner bungalow nestled at the top of Clayton Rise offering a versatile living space. Benefitting from; solar panels, large double garage, and two double bedrooms, this home offers outstanding living accommodation. To fully appreciate the size and quality on offer, early viewing is recommended. Cavity Wall Insulation 2010 - with 25 Year Guarantee Low maintenance Upvc fascia, gutters and soffits EPC 90 B rated - The maximum possible for this property

Pleasantly situated in the Spring Gardens district of Keighley, a popular residential suburb, this small development of similar houses is in a courtyard and cul-de-sac location yet convenient for the local amenities within Keighley town centre which has first class shopping facilities and links by road and rail to the major towns and cities of West Yorkshire

ENTRANCE HALL 11' 1" x 9' 6" (3.4m x 2.9m) Large entrance hall giving access to all rooms with loft space access

SITTING ROOM 16' 4" x 14' 11" (5m x 4.55m) Large space with an attractive solid wood fire surround with marble interior and electric fire sitting on a hearth. Front elevation windows with single opening glass door to the rear

KITCHEN/DINER 15' 8" x 12' 1" (4.8m x 3.7m) With an excellent range of white high gloss wall and base units with concealed LED lighting beneath, contemporary sink and drainer unit with chrome mixer tap, granite effect work surfaces over with ceramic tiling above, built in Neff double electric oven with

four ring ceramic hob with stainless steel canopy over housing the extractor fan, two rear elevation windows and tiled flooring

UTILITY ROOM 13' 9" x 5' 6" (4.2m x 1.7m) with built in cupboard, wall mounted Worcester combi boiler only 2 years old and fully serviced, provisions for an automatic washing machine and dryer. Panelled and glazed door leading to the rear

CONSERVATORY 13' 1" x 9' 2" (4m x 2.8m) Excellent space to unwind with French doors giving access to the garden

BEDROOM ONE 12' 1" x 10' 5" (3.7m x 3.2m) Range of built in wardrobes, views over the garden and towards the hills,

BEDROOM TWO 11' 11" x 10' 7" (3.65m x 3.23m) Good sized double bedroom with a range of built in contemporary wardrobes and window to the rear

BEDROOM THREE 7' 5" x 6' 6" (2.26m x 2m) Good sized third bedroom with new carpet flooring and window

BATHROOM Stunning modern family bathroom comprising; WC, hand wash basin, bath with thermostat douche mixer tap and shower cubicle. Shaver socket

DOUBLE GARAGE 16' 8" x 18' 0" (5.1m x 5.5m) Large double garage providing power and light, and EV Charger. Remote controlled electric roller door. There is potential to extend into the first floor

TO THE OUTSIDE To the front of the property is a mature rockery style garden with tarmac driveway leading to an adjoining double garage To the rear is a large landscaped garden on two sides, with astroturf, lawn and patio areas. Newly installed shed to the rear. The real gem of this home The property has added benefits of Solar Panels fitted

