



**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.

## Laythorpe Terrace, East Morton, BD20

£235,000 Freehold

Two Bedroom Mid Terrace

EPC Rating: D

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

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





Laythorpe Terrace  
East Morton  
BD20

Key features:

- Two Bedroom Mid Terrace
- Stone Built
- Large Garden
- Off Street Parking
- Sought After Village Location
- Stunning Views
- Modern Throughout
- Gas Central Heating



Why you'll like it

Stunning Two Bedroom Modern Stone Built Mid Terrace home located in the sought after location of East Morton. Benefitting from; off street parking, large garden, cellar and modern finish throughout. Viewing is essential!

Situated in the beautiful village of East Morton which comprises of a wide variety of high calibre properties. The highly regarded village offers traditional public house, golf course and primary school together with recreational areas. The property is approximately 1.5 miles distant from Crossflatts railway station and 2.5 miles from Bingley town centre giving easy road and rail access to Bradford, Leeds and many other West and North Yorkshire business centres.

LOUNGE 14' 9" x 9' 10" (4.5m x 3m) Large lounge with carpet flooring, original fireplace and large window to the front providing stunning views and ample natural light

KITCHEN 14' 9" x 12' 1" (4.5m x 3.7m) Modern fitted kitchen with a range of wall and base units with wood effect surfaces, stainless steel sink and drainer. Integrated appliances including washing machine and dishwasher. Excellent seating area with additional base and drawer units

with integrated fridge, electric oven and hob. Access to the cellar

LANDING Access to loft space which has potential to obtain planning permission for further bedroom is desired

BEDROOM ONE 14' 7" x 12' 9" (4.45m x 3.9m) Large double bedroom to the front of the home, complete with open walk in wardrobe. This room has the most elevated views, reaching right across the horizon.

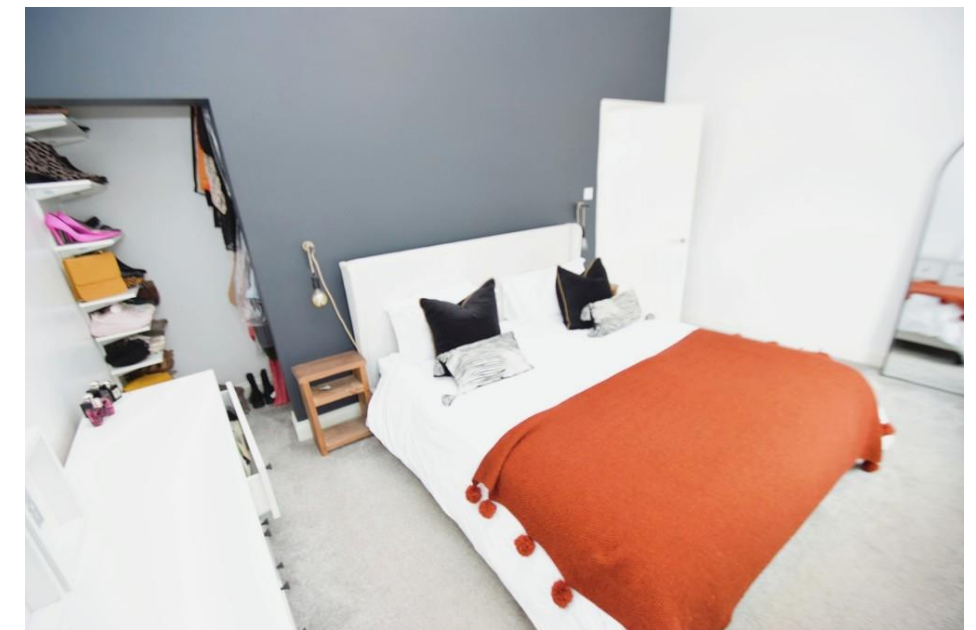
BEDROOM TWO 12' 9" x 9' 0" (3.9m x 2.75m) Perfect second bedroom with carpet flooring and window to the rear providing ample natural light

BATHROOM Stunning modern family bathroom comprising; bath, walk in shower, hand wash basin and low level WC in vanity, chrome heated towel rail and double glazed window

CELLAR Useful storage cellar with power and light

TO THE OUTSIDE To the front of the home is a large tiered garden mainly laid lawn, stunning views and lovely seating area to the bottom

The garden enjoys beautiful views over the valley and ideal for entertaining family and friends To the rear is gravelled off street parking, a rarity for this street



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

