



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.

Westview Avenue, Keighley. BD20

£320,000 Freehold

Four/Five Bedroom Detached

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>





Westview Avenue
Keighley
BD20

Key features:

- Four/Five Bedroom
- Detached
- Substantial Plot
- Garage & Driveway
- Cul-De-Sac Location
- Kitchen/Diner
- NO CHAIN
- Popular Residential Location
- Perfect Family Home



Why you'll like it

Extremely Rare Opportunity to purchase this Four/Five Bedroom detached family home situated with a large plot. Benefitting from; large drive and garage, gas central heating and huge scope to extend (STPP). Viewing is essential!

A well established four/five bedroom detached property standing in a pleasant cul-de-sac position with good sized gardens in the sought after area of Keighley

HALL Large entrance hall with ample space

LOUNGE 11' 5" x 14' 5" (3.5m x 4.4m) Large lounge with carpet flooring, feature gas fireplace and window to the front providing ample natural light

DINING ROOM 9' 10" x 9' 10" (3m x 3m) Excellent space to entertain friends and family with carpet flooring and window to the rear

KITCHEN/DINER 16' 8" x 9' 10" (5.1m x 3m) AT MAX POINTS Open plan kitchen/diner with ample wall and base units, space for a dining table with window to the rear. Storage cupboard under stairs

LANDING With loft access



BEDROOM ONE 14' 5" x 11' 9" (4.4m x 3.6m) Large master bedroom with carpet flooring, built in wardrobes and drawers with window to the front providing ample natural light and lovely views

BEDROOM TWO 9' 10" x 10' 2" (3m x 3.1m) Second double bedroom with built in wardrobes and drawers, window to the rear providing ample natural light

BEDROOM THREE 8' 10" x 11' 5" (2.7m x 3.5m) Third double bedroom with carpet flooring, built in wardrobe and window to the front

BEDROOM FOUR 8' 10" x 6' 6" (2.7m x 2m) Single bedroom with carpet flooring and window to the rear

STUDY/BEDROOM FIVE 6' 6" x 8' 6" (2m x 2.6m) AT MAX POINTS Excellent current home office or potential fifth bedroom. Window to the front

CLOAKS Comprising; WC and hand wash basin

BATHROOM 7' 10" x 6' 6" (2.4m x 2m) Family bathroom comprising; WC, hand wash basin and shower over bath

TO THE OUTSIDE Gardens wrap around this large detached family home with lawn and patio areas, perfect for a family
There is huge potential to extend subject to the correct planning permissions being granted

