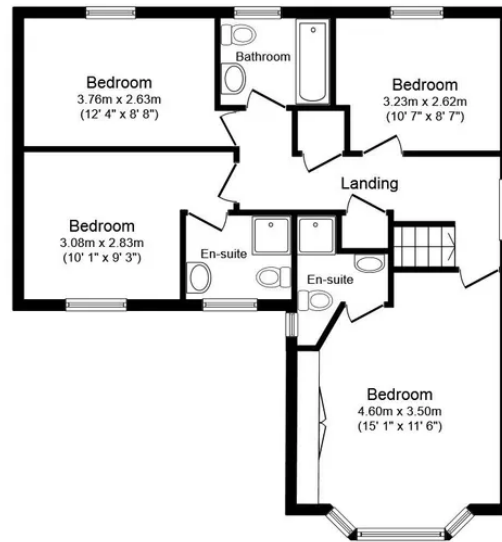


**Ground Floor**



**First Floor**

Total floor area 156.0 sq. m. (1,679 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**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.

## Roedhelm Road, East Morton, BD20

£430,000 Freehold

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>

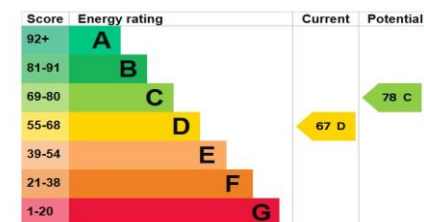




Roedhelm Road  
East Morton  
BD20

### Key features:

- Four/Five Bedroom
- Detached
- Three Reception Rooms
- Three Bathroom (2 En-Suites)
- Extended To Rear
- Driveway
- Popular Residential Location
- Enclosed Rear Garden
- Garage Conversion



### Why you'll like it

For sale is this immaculate, detached house, a unique statement of contemporary living in a sought-after location, surrounded by local amenities, green spaces and nearby parks. This property is ideal for families, boasting an array of unique features that add to its charm and functionality.

The property features five well-proportioned bedrooms, including a master bedroom with a en-suite and built-in wardrobes. The second bedroom also includes an en-suite, ensuring privacy and comfort for all occupants. The fifth bedroom is situated conveniently on the ground floor. Each bedroom is spacious and perfect for a growing family or accommodating guests. The house also benefits from a single, yet well-equipped and naturally lit kitchen with a utility room, breakfast bar and integrated appliances. A cloakroom used for storage currently and a house bathroom equipped with a rain shower and heated towel rail are also part of this exceptional property.

Three expansive reception rooms offer versatile living space. The first reception room is separate with large windows, allowing for plenty of natural light throughout the day. The second reception room has wood floors, a garden view and direct access to the garden, creating a seamless indoor-outdoor living experience. The third reception room, also featuring wood floors, is currently utilised as office space, perfect for remote working or studying.

The property also includes an enclosed rear garden, ample parking space and a utility room. This house has been extended to provide a spacious, comfortable living environment. Viewings are highly recommended to truly appreciate what this home has to offer.

East Morton is a prestigious village community with traditional public house, well respected primary school, recreation ground and golf course. The neighbouring town of Bingley is approximately 2 miles distance and offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford

### HALL

LOUNGE 14' 5" x 13' 5" (4.4m x 4.1m)

KITCHEN 12' 5" x 11' 5" (3.8m x 3.5m)

UTILITY ROOM 5' 6" x 5' 10" (1.7m x 1.8m)

DINING ROOM 8' 2" x 9' 6" (2.5m x 2.9m)

RECEPTION ROOM 19' 0" x 9' 6" (5.8m x 2.9m)

BEDROOM FIVE/RECEPTION ROOM 18' 0" x 8' 2" (5.5m x 2.5m)

MASTER BEDROOM 14' 9" x 13' 9" (4.5m x 4.2m)

ENSUITE

BEDROOM TWO 9' 2" x 10' 2" (2.8m x 3.1m)

ENSUITE

BEDROOM THREE 12' 3" x 8' 6" (3.75m x 2.6m)

EDROOM FOUR 8' 6" x 6' 10" (2.6m x 2.1m)

BATHROOM 8' 6" x 6' 10" (2.6m x 2.1m)

