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

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



## Birchwood Road, Utley, BD20

£240,000 Freehold

Extended Three Bedroom Semi-Detached

EPC Rating: D





**Birchwood Road**

**Keighley**

**BD20**

**Key features:**

- Extended Three Bedroom Semi-Detached
- Gas Central Heating
- Modern Finish Throughout
- Garden On Three Sides
- Close To Local Amenities
- Popular Residential Location
- Open Plan Lounge/Diner
- Downstairs WC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

LOCATION On the market is this attractive extended semi-detached home in good condition, boasting a multitude of unique features that make it a standout choice for first-time buyers and growing families alike.

The house comprises of three well-appointed bedrooms. The first two bedrooms are spacious doubles, each furnished with built-in wardrobes, providing ample storage space. The third bedroom is a single, perfect for a child's room or home office.

The property benefits from a modern bathroom, fitted with a luxurious rain shower and a heated towel rail, offering comfort and relaxation after a long day.

The kitchen is a true highlight of this home, boasting an open-plan layout and built-in pantries. Bathed in natural light, the kitchen has been extended and provides convenient access to the garage and downstairs WC.

The reception room also follows an open-plan design, featuring large windows that fill the room with light, a traditional fireplace, and sleek wood floors. The room also offers a lovely view of the garden, further enhancing the home's cosy and serene atmosphere.



Outside, the property continues to impress with its private garden on three sides, complete with a BBQ area - perfect for entertaining during the summer months. There's also a front porch, garage, and additional off-street parking. This house, with its open-plan design, downstairs WC, and other unique features, is a great opportunity to acquire a wonderful family home in a prime location.

Utley is a village in West Yorkshire located north of Keighley. This village is a desirable residential location close to rural walks and benefitting local amenities too. This sought after area has a fantastic mix of properties, ranging from 1800's farmhouses to modern luxury developments; but still manages to retain the privacy and desirability which draws people to the area.

PORCH

HALL

LOUNGE/DINER 11' 1" x 25' 3" (3.4m x 7.7m)

KITCHEN 18' 8" x 9' 2" (5.7m x 2.8m)

WC 3' 3" x 5' 10" (1m x 1.8m)

GARAGE 15' 5" x 11' 5" (4.7m x 3.5m)

LANDING

BEDROOM ONE 10' 5" x 15' 3" (3.2m x 4.65m)

BEDROOM TWO 10' 5" x 10' 0" (3.2m x 3.05m)

BEDROOM THREE 8' 2" x 7' 2" (2.5m x 2.2m)

BATHROOM

