











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.

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# Birchwood Road, Utley, BD20

£240,000 Freehold

**Extended Three Bedroom Semi-Detached** 

**EPC** Rating: D



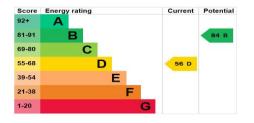
Birchwood Road Keighley BD20

### **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





## 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**





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