



Elm Crescent, East Morton, Keighley, West Yorkshire, BD20 5SL

£260,000

Immaculate, modernised and impeccably maintained 2 bedroom bungalow. Elevated cul-de-sac position within this highly desirable village. Attractive gardens, seating areas and views. Single garage.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superbly appointed, bright and extended 2 bedroom semi-detached bungalow. Situated on an elevated cul-de-sac within this very popular and desirable village and enjoying some far reaching views. Features include: gas central heating, PVCu double glazing, plentiful natural daylight, stylish décor, modern fixtures and an extended dining kitchen. We anticipate this very well cared for bungalow will appeal to a variety of buyers and we advise an early viewing to appreciate the location, presentation, space, gardens, lifestyle, views and value.

PROPERTY SUMMARY

The accommodation includes an entrance hall, lounge, large dining kitchen, two good sized bedrooms and shower room. Externally there is a beautifully tended front garden and an impressive low maintenance seating / entertaining area at the rear. There is also the benefit of off street parking and a detached single garage, accessible via the shared side driveway.

LOCATION

The property is ideally situated within the highly desirable and established village of East Morton. The village offers convenience and accessibility, while enjoying rural surroundings. There are amenities within the village, including a village hall, primary schooling, a church and a pub. There is also easy access into Bingley, Skipton, Steeton, Silsden, Addingham, Ilkley and Keighley - which offer an excellent and comprehensive further range of shops, restaurants, schools, supermarkets amenities and tourist attractions. The nearby beautiful countryside is ideal for walkers, runners and dog owners. The Leeds to Liverpool Canal is also nearby, enabling scenic walks/cycle rides to Silsden, Skipton, Gargrave and beyond. Popular with residents and tourists, this area of Yorkshire is also an ideal base for those keen to explore the Yorkshire Dales. There are also excellent transport links making it a popular choice with commuters.

DIRECTIONS

Sat Nav location: BD20 5SL.

GROUND FLOOR

Entrance door into the central hallway.

Lounge 15' 1" x 10' 9" (4.59m x 3.27m) into bay. Bright and spacious, with a large front bay window enjoying elevated views. Feature fireplace.

Kitchen / Dining Room 17' 7" x 11' 6" (5.36m x 3.50m) widening to 13'4". An extended open plan space with well-equipped fitted kitchen, ample dining/seating space and double glazed French doors to the rear. Two side windows provide plenty of natural light.



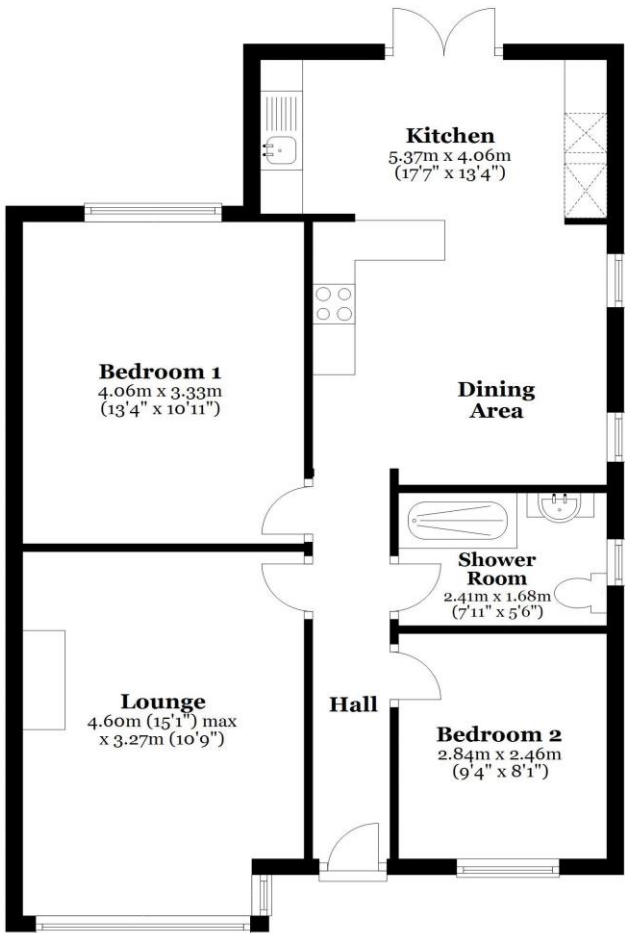
Bedroom One 13' 4" x 10' 11" (4.06m x 3.32m)
Good sized double bedroom with rear window.

Bedroom Two 9' 4" x 8' 1" (2.84m x 2.46m)
Small double / large single bedroom with front window.

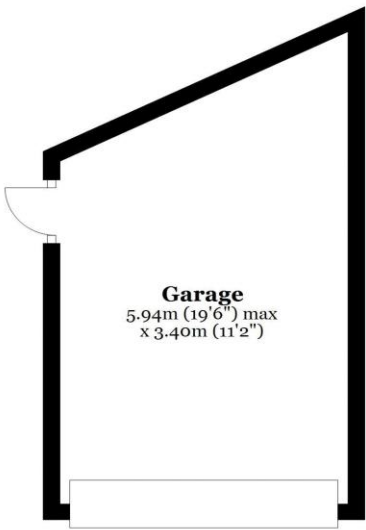
Shower Room 7' 11" x 5' 6" (2.41m x 1.68m)
Modern fitted shower suite with side window.



Ground Floor
Approx. 65.8 sq. metres (708.7 sq. feet)



Garage
Approx. 17.5 sq. metres (188.3 sq. feet)





OUTSIDE

To the front is a very well-maintained garden with lawn, borders and seating area. To the rear is a very smart, low maintenance and sunny rear garden, ideal for sitting out and entertaining. A useful shared side driveway provides vehicle access and leads to a private drive/parking area and the single garage (19'5" x 11'2" max).

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Tenure: Freehold.

Council Tax Band: D.

These details were prepared / amended on: 09/07/2025

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

Phone: 01423 20 60 60
E-Mail: sales@dalesandshires.com
Web: www.dalesandshires.com
Office: Windsor House, Cornwall Road, Harrogate, HG1 1LE

