



Morton Grove, East Morton, Keighley, West Yorkshire, BD20 5SN

£299,950

Tucked away, central village location. 3 bed extended semi with excellent gardens, single garage, attractive views and plentiful parking. Further potential to update or extend.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this ideal long term home. Enjoyed by the current owners for nearly 40 years, and offering a rarely available, secluded back lane position, yet within easy reach of amenities and transport links. Extended 3 bed semi with further potential to adapt to your own requirements. Features include: some far reaching views, landscaped gardens, plentiful parking space, spacious rooms, double glazing and gas central heating. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, gardens, space, potential and value.

PROPERTY SUMMARY

The accommodation includes an entrance hallway, through lounge/dining room, extended kitchen, 3 bedrooms (2 doubles 1 single) and extended bathroom. Externally there are landscaped gardens to three sides, a front driveway and single garage with additional parking.

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 5SN.

GROUND FLOOR

Front hall with PVCu entrance door and stairs upwards.

Lounge Diner 21' 11" x 11' 10" (6.68m x 3.60m) max.
A bright and spacious through room with front bay window and rear patio doors. A hand carved, stone feature fireplace houses a period style log burner effect gas fire. Door to:

Kitchen 17' 11" x 7' 6" (5.46m x 2.28m) max.
Extended fitted kitchen with space for a breakfast table. Side and rear windows. Glazed door to the rear patio.



FIRST FLOOR

Landing with side window.

Bedroom One 11' 9" x 10' 5" (3.58m x 3.17m)

Double bedroom with front bay window and fitted wardrobes.

Bedroom Two 11' 8" x 9' 11" (3.55m x 3.02m)

Double bedroom with rear window and fitted wardrobes.

Bedroom Three 8' 9" x 7' 0" (2.66m x 2.13m) inc bulkhead.

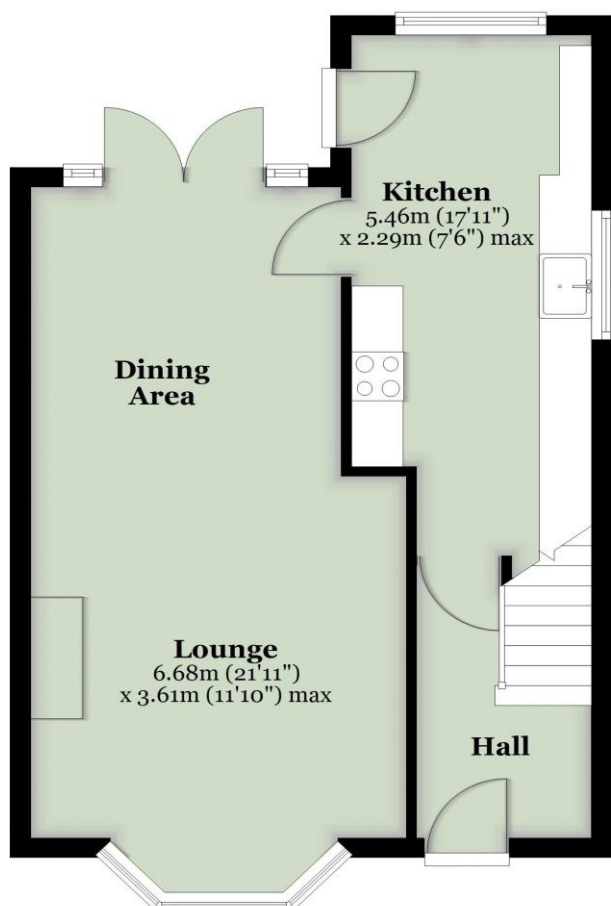
Single bedroom / office with front window and a single bed and cupboards cleverly built in around the overstairs bulkhead.

Bathroom 11' 8" x 5' 6" (3.55m x 1.68m) widening to 7'7".

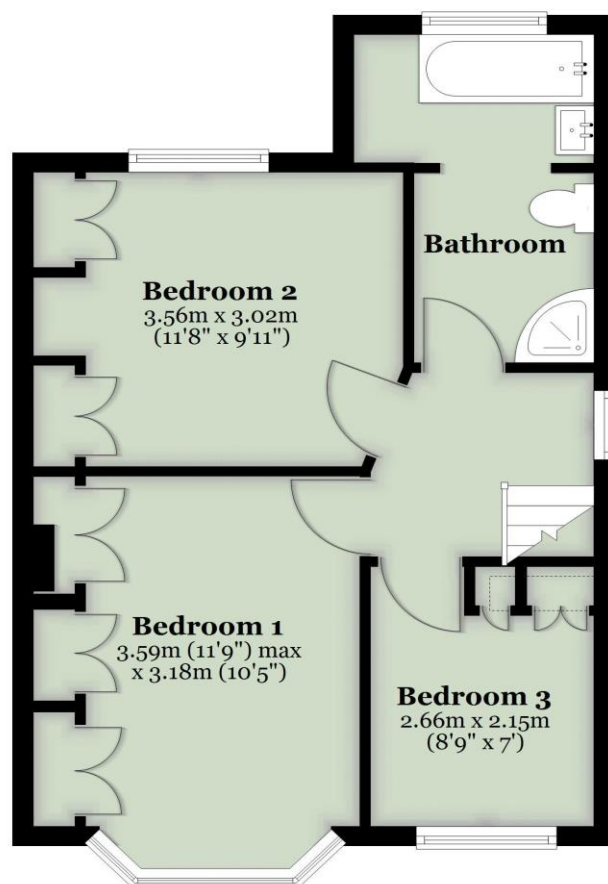
An extended and modern bathroom with bath suite and separate large quadrant shower cubicle.



Ground Floor



First Floor





OUTSIDE

There are attractive and well maintained gardens to three sides. To the front is a block paved driveway, with space for 2-3 cars. The property also benefits from an adjoining single garage (in a block of 3), which also has parking space in front of it. The side and rear gardens offer various seating areas, lawn, borders and raised beds. There is a shed, greenhouse and summerhouse (with power to the garage, shed and summerhouse).

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

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.

Tenure: Freehold.
Council Tax Band: C.

These details were prepared / amended on: 18/07/2025



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

EXAMPLE

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.
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