



12 Harden Grove, Long Lee, Keighley, West Yorkshire, BD21 4TR
Asking Price £145,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM SEMI-DETACHED FAMILY HOME located in Long Lee, BD21 with local schools, amenities and transport links nearby. With off-street parking & a single garage, scope to modernise, and with no onward sale chain, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance, kitchen, open-plan living/dining room, garden room, garage, two double bedrooms and a single, bathroom and loft. Externally the property has good-sized gardens to the front and rear, and a driveway offering parking for one car.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Lounge



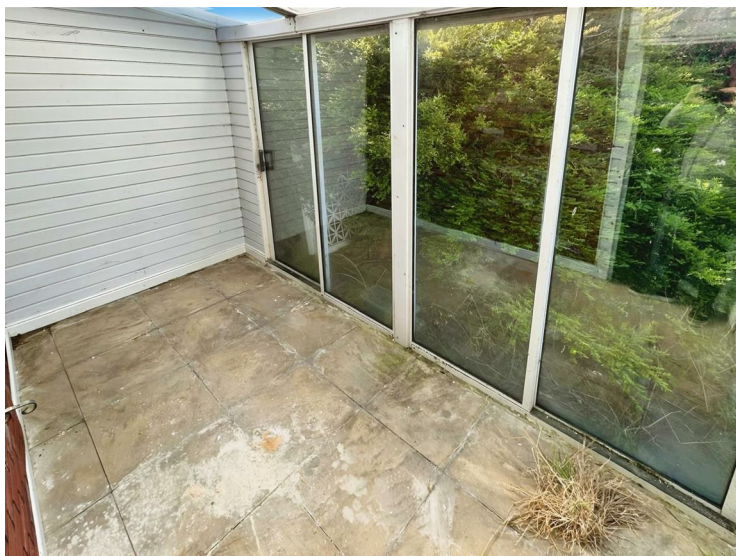
Open-plan dining lounge with dual-aspect to the front and rear with sliding doors to the garden. With a central fireplace, serving hatch to the kitchen, and ample room for a large suite with a family dining table.

Kitchen



Kitchen to the front of the property with a view to the front garden. Fitted with a range of matching units with complementary worktops and tiled splashbacks. Appliances - oven/grill, gas hob, dishwasher, sink with drainer and space/plumbing for further appliances.

Garden Room



Garden room to the rear of and with access from the garage, with doors onto the garden.

Garage



Single garage to the end of the driveway offering further parking and ideal storage space. The garage has an up-and-over door, internal access from the entrance, and access to the garden room.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the rear of the property. The bedroom has fitted wardrobes to three sides, and offers space for a double bed.

Bedroom



Second bedroom, a double room with a view to the front of the property. Offering space for a double bed, side tables and wardrobes (wardrobes shown included).

Bedroom



Third bedroom, single room with a view to the rear elevation. Offering space for a single bed with wardrobes, with a fitted cupboard above the bulk head.

Bathroom



Bathroom with frosted window and matching white three-piece suite - bath with overhead shower, wc, wash basin.

EXTERNAL



Front



Lawned front garden with patio area leading from the property. The garden sits alongside the paved driveway which offers parking for one.

Rear



Lawned rear garden with access from the garden room to the back of the garage.

The garden has a patio area leading from the property, with shrubs and trees to the border.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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