

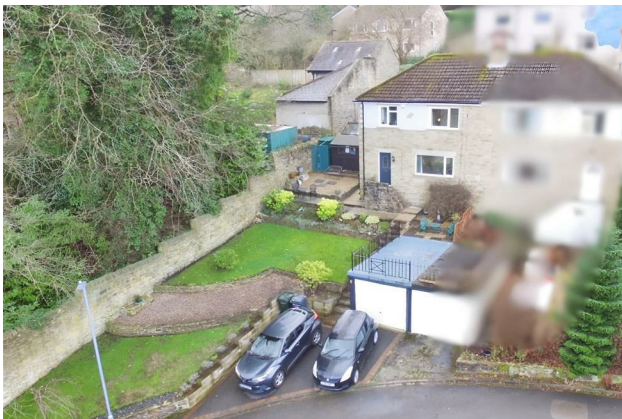
# HUNTERS®

HERE TO GET *you* THERE

**Rivock Avenue, Utley**

**Price £275,000**

**Property Images**





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## Property Images



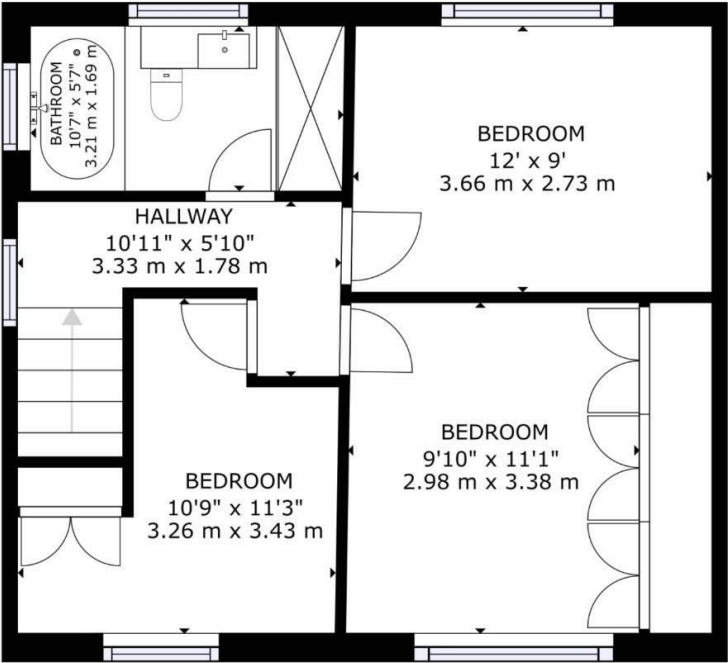
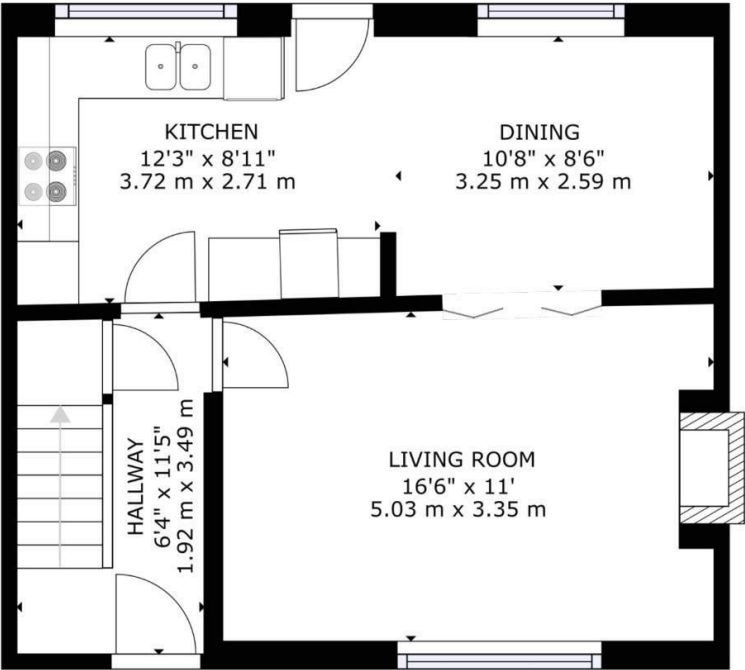


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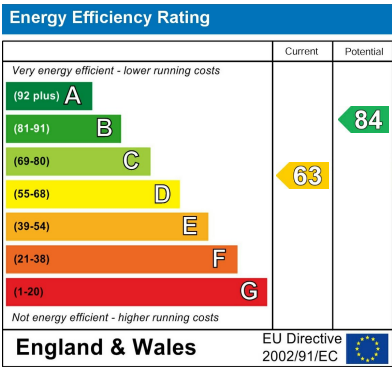
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## Property Images





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Set in an elevated position to take full advantage of the superb views, this impressive three-bedroom semi-detached house offers a delightful blend of modern living and charming, relaxing spaces.

The property is set within delightful manicured gardens, providing breathtaking views over the Aire Valley, making it an ideal retreat for those seeking tranquility and elegance.

A well presented family sized home and attractive gardens, in a great location and position.

Upon entering, you are greeted by a spacious entrance hall featuring an open staircase that leads to the first floor. The stylish sitting room boasts a contemporary fireplace and a large picture window that frames the stunning views, creating a warm and inviting atmosphere.

The well-equipped modern dining-kitchen is a true highlight, spanning the full width of the house at the rear. It features a stunning selection of sage green wall and base units, solid wood work surfaces, and a range of integrated appliances including an induction hob, ensuring it is both functional and aesthetically pleasing. The kitchen also provides direct access to the rear garden, perfect for al fresco dining.

The first floor comprises three generously sized bedrooms, each offering lovely views and ample natural light. The boutique-style luxurious four-piece bathroom is a sanctuary in itself, featuring a free-standing bath, a walk-in shower with a rainfall showerhead, and stylish finishes that elevate the space.

Outside, the property boasts generous gardens to the front, side, and rear, along with a single garage and off-road parking for 2 vehicles. The balcony area over the garage and terraced areas provide delightful spots for relaxation amidst mature borders and seating areas. A shed and quality greenhouse are included in the sale.

Located in an elevated position among a cluster of high-quality homes, this property is conveniently situated just two miles from the nearest train link in Steeton, offering easy access to the larger business centres of North and West Yorkshire. This stunning home is ready for you to move in and enjoy, making it a must-see for discerning buyers.

#### **On-Line-Bullet-Points**

- An impressive, well presented family home
- Great views over The Aire Valley
- Handy for Steeton & Keighley train stations & bus routes
- Keighley Rugby & Golf Club just across the way
- Re-wired 2020 & boiler 2020
- Superb living-dining-kitchen
- Separate modern sitting room with views
- All 3 bedrooms enjoying a pleasant outlook
- Substantial very well maintained gardens
- Single garage & double parking bay