



**10 Green Head Lane, Keighley, BD20 6EL**

**Offers In The Region Of £215,000**

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### A Characterful Stone-Built Gem in Keighley

Welcome to Green Head Lane, a delightful and characterful stone-built terraced house situated in the heart of Keighley. This charming property offers a unique blend of historical charm and modern convenience, making it an ideal home for families, couples, or individuals seeking a distinctive living space.

### Historic Appeal with Modern Comforts

Built in circa 1900, this house exudes a rich history, evident in its many original features, such as the beautiful stained glass windows and ornate fireplaces. The property spans approximately 1,302 sq ft, providing ample space for comfortable living. Despite its historical charm, the house is equipped with modern amenities, including gas central heating, ensuring warmth and comfort throughout the year.

### Inviting Living Spaces

As you step inside, you are greeted by a welcoming entrance hall, complete with a stunning stained glass door that sets the tone for the rest of the home. The lounge, located at the front of the house, features a wood-framed sash bay window with secondary glazing, allowing natural light to flood the room while maintaining energy efficiency. The central feature of this room is the fireplace, perfect for cosy evenings spent with family or friends.

Adjacent to the lounge is the dining room, a versatile space with exposed floorboards that add to the home's rustic charm. This room also features a bricked inglenook fireplace, providing an additional focal point. A cupboard and drawers built into one of the alcoves offer practical storage solutions. From the dining room, you have direct access to the cellar, which could be utilised as a storage space or even a creative project, such as a wine cellar or workshop.

### A Kitchen with Character

The kitchen is thoughtfully designed with joiner-made solid wood base units, offering both style and durability. The porcelain sink and tiled walls enhance the kitchen's traditional feel, while the stained glass window to the rear elevation adds a touch of elegance. An entrance door leads directly from the kitchen to the rear garden, making outdoor dining or relaxing in the garden convenient and enjoyable.

### Spacious Bedrooms for All

Moving to the first floor, you will find the master bedroom, a spacious retreat featuring a wood-framed single glazed stained glass window with secondary glazing. The original fireplace and under stairs storage cupboard add to the room's charm and functionality. The second bedroom, also located on this floor, offers ample space and natural light, making it an ideal space for guests, children, or a home office.

The bathroom is well-appointed with a white three-piece suite, including a panelled bath with a shower mixer tap, a pedestal hand wash basin, and a W/C. The tiled walls and glass splash-back tiles complement the room's design, while a storage cupboard houses the boiler, keeping everything neatly organised.

### A Versatile Attic Bedroom

The second floor of the property is home to a large attic bedroom, offering a versatile space that can be tailored to your needs. The exposed floorboards and two Velux windows create a bright and airy atmosphere, while under eaves storage provides practical solutions for keeping the room clutter-free. This room could easily be converted into two separate bedrooms, making it perfect for growing families or those needing additional space.

### Low Maintenance Gardens and Parking

The exterior of the property is just as charming as the interior. The front garden is designed for low maintenance, featuring Yorkshire stone flags and mature bushes and shrubs that add to the home's curb appeal. The rear of the property boasts a flagged patio area, perfect for outdoor entertaining or simply enjoying the warmer months. This space can also be utilised as a parking area, adding to the property's convenience.

### Prime Location with Excellent Amenities

Green Head Lane is ideally situated on the outskirts of Keighley, providing easy access to a range of local amenities. Families will appreciate the proximity to well-regarded schools, making the morning school run a breeze. The area is also well-served by transport links, ensuring that commuting or travelling

further afield is both convenient and straightforward.

In addition to its practical advantages, the location offers a peaceful and community-focused environment, making it a desirable place to call home. Whether you're enjoying a leisurely stroll around the neighbourhood or taking advantage of the nearby parks and recreational areas, you'll find that Green Head Lane offers the perfect balance of town and country living.

### **No Onward Chain - A Smooth Purchase Awaits**

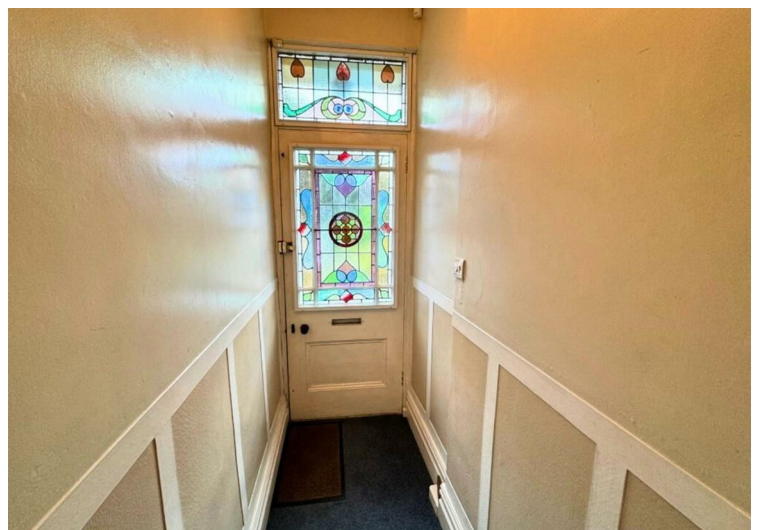
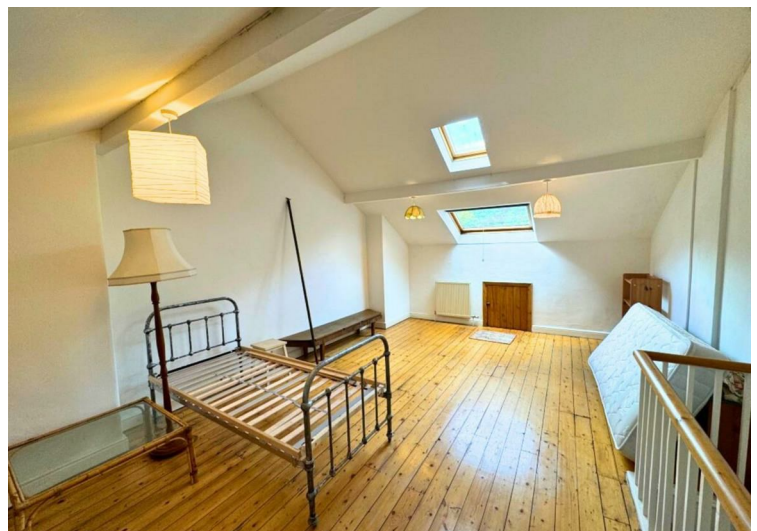
One of the significant benefits of this property is that it comes with no upward chain, meaning the purchasing process can be quicker and more straightforward. Whether you're a first-time buyer looking to step onto the property ladder or a seasoned homeowner seeking a new adventure, this property is ready and waiting to become your new home.

### **Tenure**

We have been advised by the Vendor that the property is FREEHOLD.

### **Council Tax**

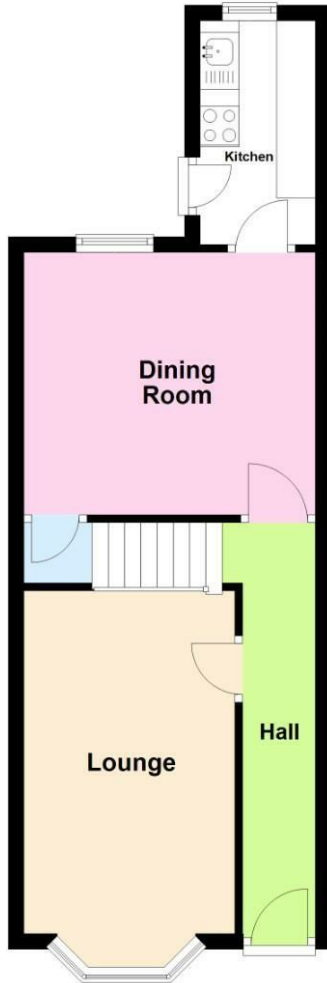
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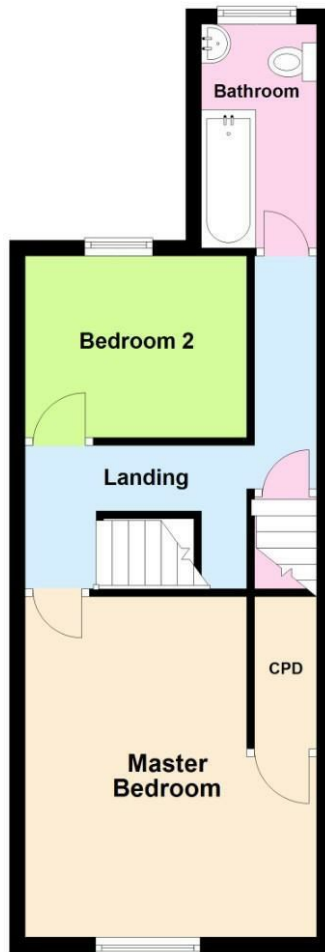




**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>83</b>
	<b>65</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.