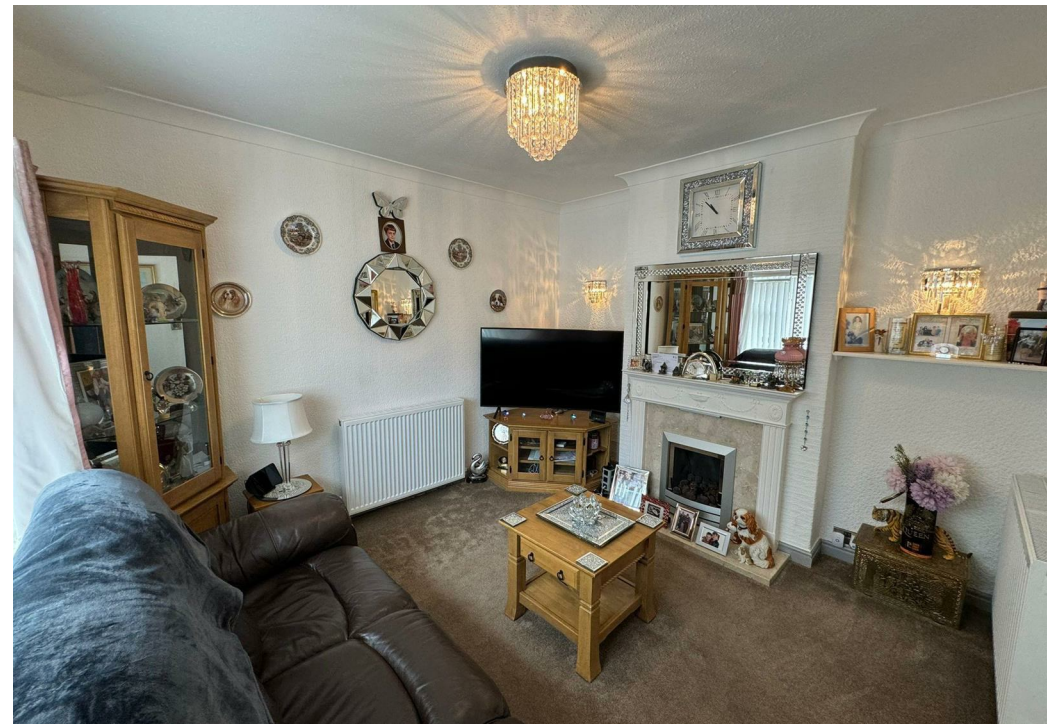


5 Sunnyhill Grove, Keighley, BD21 1RU  
£179,950





## 5 Sunnyhill Grove, Keighley, BD21 1RU

£179,950

Council Tax Band: B

We are pleased to offer to the market this well presented two bedroom bungalow in a popular residential location, benefitting from being close to local schools, amenities and transport links. The property also benefits from CCTV.

This property briefly comprises of:

### Hallway

A conveniently placed entrance hall with gas central heating and uPVC external door.

### Living Room

Living room with gas central heating, uPVC double glazed window to the front elevation and gas fireplace.

### Kitchen

Kitchen with integrated cooker and hob with extractor over. Fitted storage cupboard. Matching wall and base units with fitted lighting under the wall units. Gas central heating and uPVC double glazed window to the rear elevation.

### Bathroom

Well presented bathroom with three piece suite including shower, W/C and sink. Double glazed window to the side elevation. Gas central heating and storage cupboard.

### Bedroom One

Bedroom with gas central heating and uPVC double glazed window.

### Bedroom Two

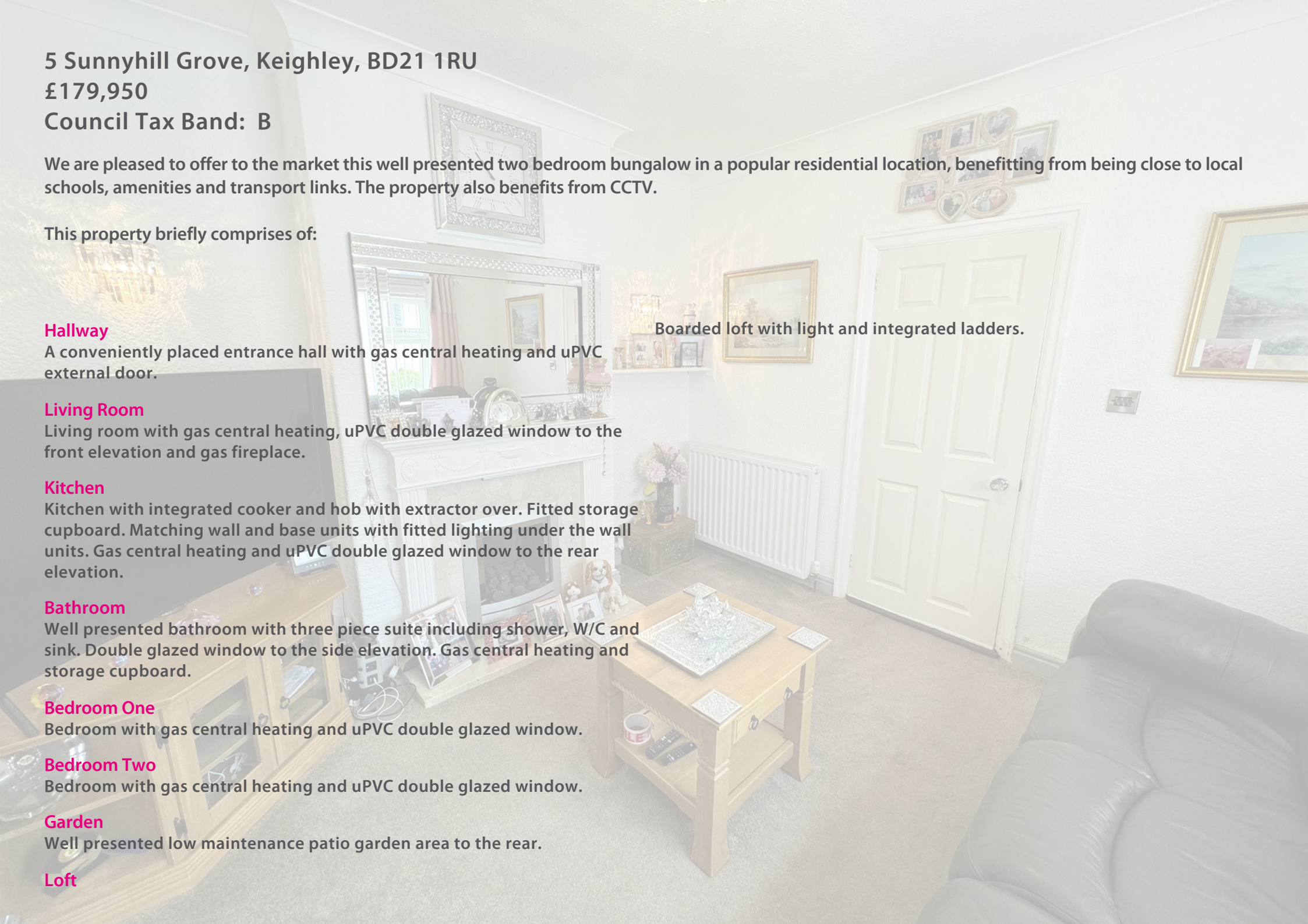
Bedroom with gas central heating and uPVC double glazed window.

### Garden

Well presented low maintenance patio garden area to the rear.

### Loft

Boarded loft with light and integrated ladders.



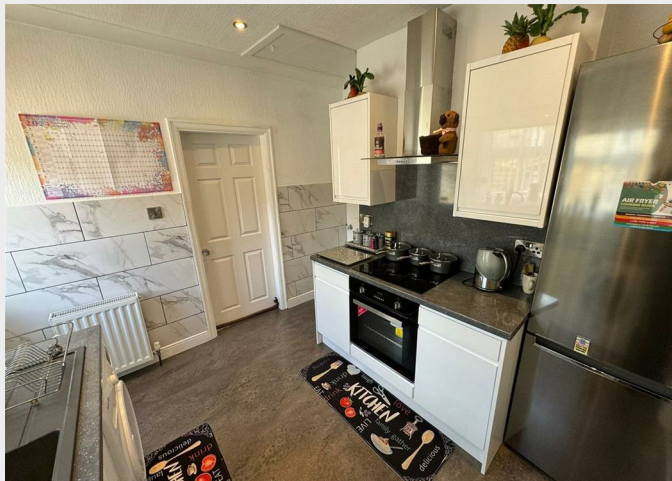










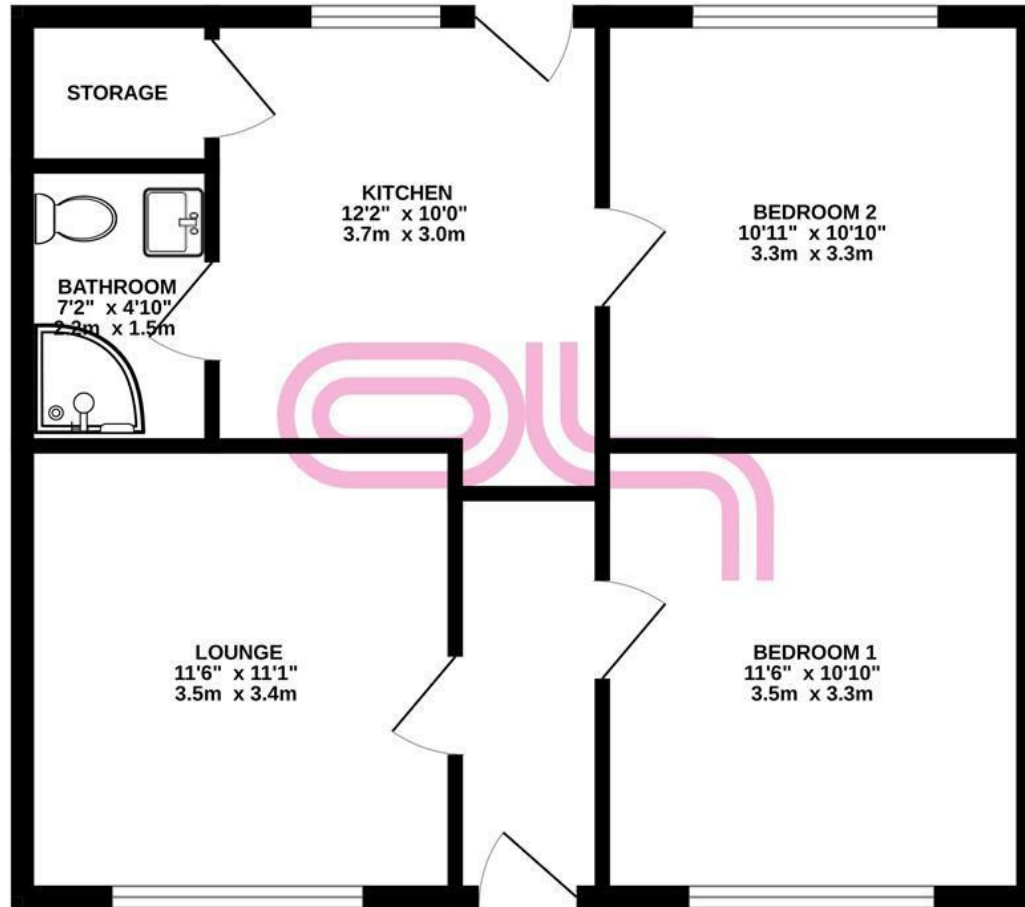




GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



246 Oakworth Road  
Keighley  
West Yorkshire  
BD21 1RB  
01535 289123



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	