

Heaton Avenue, Sandbeds, Keighley, BD20 5NQ
Asking Price £249,950



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Council Tax Band: D

Nestled in the sought-after Heaton Avenue, Sandbeds, this delightful two-bedroom bungalow offers a perfect balance of comfort and convenience in a peaceful residential setting.

The property features two spacious reception rooms, ideal for both relaxing and entertaining, with a well-thought-out layout that creates a warm and homely feel throughout. Two generously sized bedrooms provide comfortable living, while the centrally located bathroom is practical and modern.

Set in a quiet, friendly neighbourhood, the bungalow enjoys easy access to local amenities, public transport links, and scenic walking routes — perfect for those who value both community and privacy.

Whether you're looking to downsize, upsize, or find a forever home in a tranquil location, this charming bungalow is sure to impress.

Don't miss the chance to view this lovely home – early viewing is highly recommended.

Living Room

uPVC double glazed window overlooking front elevation, Gas central heated radiator, feature fire place.

Reception Room

uPVC double glazed window overlooking front elevation, Gas central heated radiator.

Kitchen

uPVC double glazed window overlooking rear elevation, Gas central heated radiator, matching wall and base units, built in cooker with hob and extractor.

Bedroom 1

uPVC double glazed window overlooking rear elevation, Gas central heated radiator.

Bathroom

uPVC double glazed window overlooking rear elevation, Gas central heated towel rail, 3 piece bathroom suite briefly comprising of a low level flush toilet, sink with pedestal, corner shower cubicle.

Bedroom 2

uPVC double glazed window overlooking rear elevation, Gas central heated radiator.

Garden

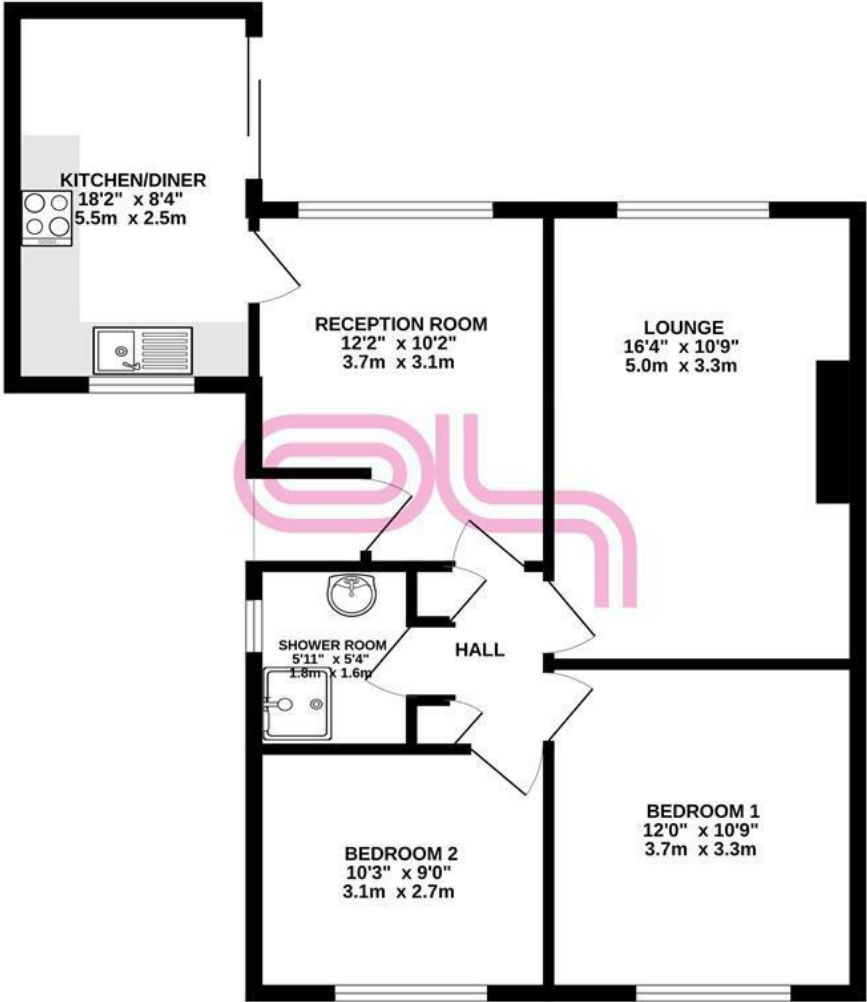
Enclosed garden area to the rear of the property.







GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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Keighley



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	