



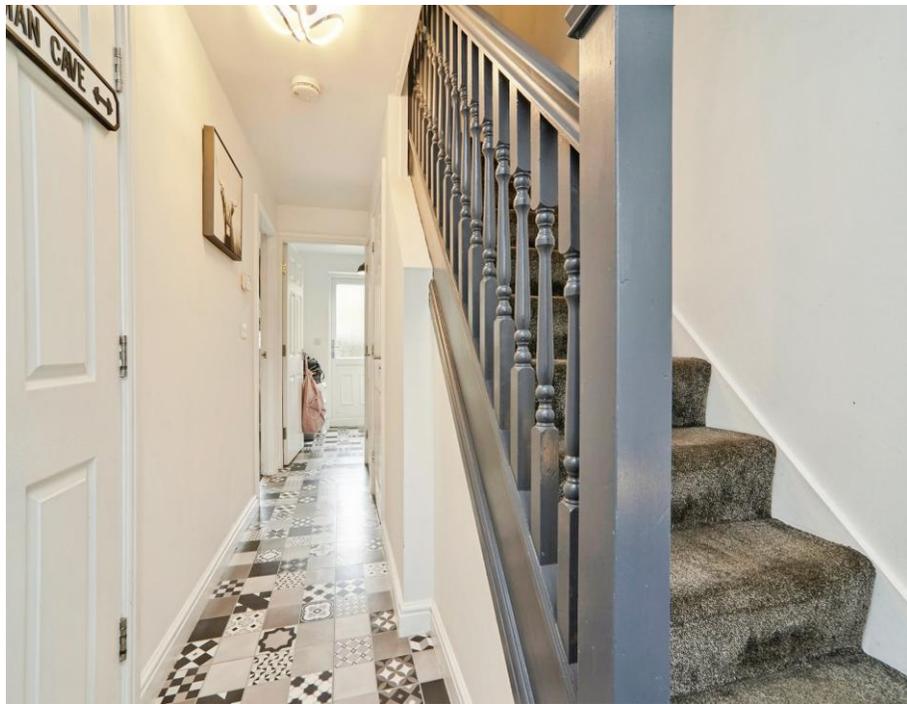
**Grove Mill Drive, Keighley BD21 5FE**

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**welcome to**

**Grove Mill Drive, Keighley**

Situated within a pleasant cul-de-sac location, this well-presented property is sure to appeal to a wide range of buyers. Offering spacious accommodation arranged over three floors, the home enjoys convenient access to local schools, amenities and regular bus routes. Viewing highly Recommended.



The ground floor comprises an entrance hallway with internal access to the integral garage. There is a useful utility area with plumbing for a washing machine and space for a dryer, alongside a convenient lower ground floor W.C. A door provides access to the rear garden, while bedroom three completes this level, offering flexible accommodation ideal as a guest room, home office or additional living space.

To the first floor is a generous open-plan kitchen, dining and living area, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units and benefits from integrated appliances including an oven, hob and extractor fan, with additional space for a freestanding fridge freezer. There is ample room for a dining table and chairs, and French doors open onto a Juliet balcony overlooking the rear garden, allowing for plenty of natural light.

The second floor accommodates two further double bedrooms and the house bathroom. The Jack and Jill bathroom is accessed via both the master bedroom and the landing and comprises a three-piece suite with shower over bath.

Externally, the property benefits from a driveway providing off-street parking and leads to the integral garage, which offers potential for conversion subject to the necessary permissions. To the rear is an enclosed paved garden, designed for low-maintenance outdoor living.



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## Grove Mill Drive, Keighley

- Well Presented Townhouse Set Over Three Floors
- Cul-de-sac Location Close to Local Amenities
- Open Plan Kitchen, Dining and Living Room With Juliet Balcony
- Three Bedrooms
- Driveway & Integral Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KEI104545 - 0002

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