



Ryan Grove, Keighley BD22 6QA

welcome to

Ryan Grove, Keighley

Beautifully presented modern home, built in 2022 by local builders Dales Developments, enjoys a private cul-de-sac position with attractive countryside views and convenient access to Keighley. The location offers a pleasant semi-rural feel while remaining close to local amenities, and transport links



Upon entering the ground floor, you are welcomed by a bright entrance hall with access to a guest W.C. The spacious living room is filled with natural light and features a staircase rising to the first floor. The contemporary kitchen diner boasts a stylish range of wall and base units along with integrated appliances including a fridge freezer, washing machine, dishwasher, oven, hob and extractor. There is ample space for a dining table and chairs, and double doors open onto the enclosed rear garden-perfect for indoor-outdoor living.

To the first floor are three bedrooms: two generous doubles and a versatile single that works well as a home office or guest room. A modern three-piece house bathroom with shower over the bath completes this level. Additional storage is provided via a loft ladder giving access to a useful boarded loft.

Externally, the property offers a driveway with off-street parking for two vehicles. The enclosed rear garden features a paved seating area, raised borders, and far-reaching views across open fields-an ideal space to relax and enjoy the surroundings.

Living Room

16' 9" Max x 10' 8" Max (5.11m Max x 3.25m Max)

Kitchen Diner

16' 9" Max x 12' 9" Max (5.11m Max x 3.89m Max)

Bedroom 1

14' 5" Max x 10' 3" Max (4.39m Max x 3.12m Max)

Bedroom 2

12' 4" Max x 10' 3" Max (3.76m Max x 3.12m Max)

Bedroom 3

8' 8" Max x 6' 5" Max (2.64m Max x 1.96m Max)



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Ryan Grove, Keighley

- Semi Detached
- Three Bedrooms
- Double Driveway
- Quiet cul-de-sac of just Six Properties
- Spacious Kitchen Diner with Integrated Appliances

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KEI104553 - 0003

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