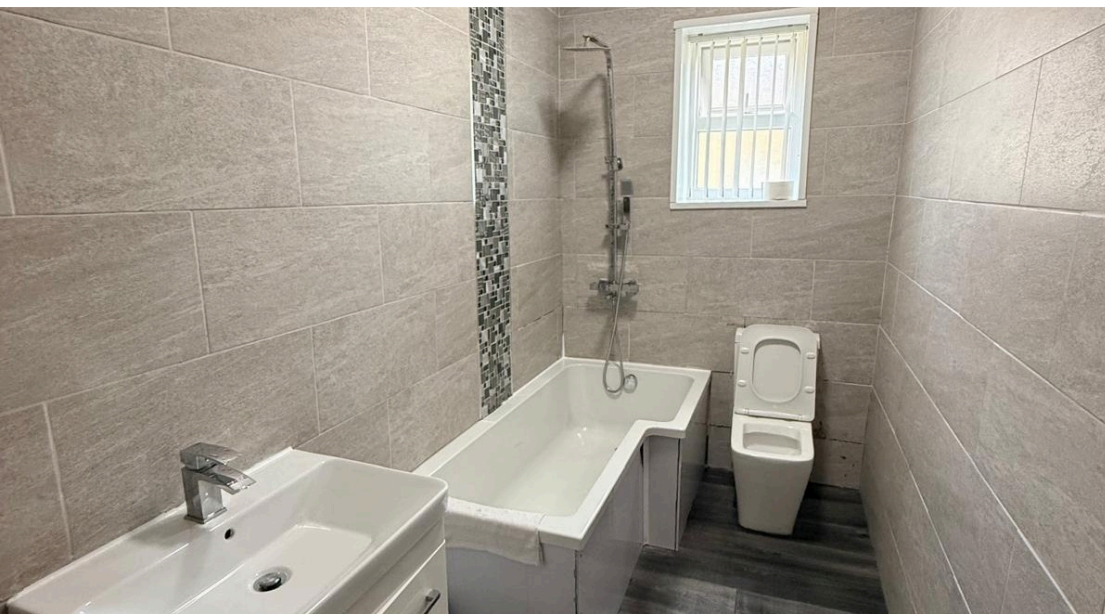




 4
Bedrooms

 1
Bathroom



Well-presented four-bedroom terraced home set in a quiet Keighley cul-de-sac, arranged over three floors with spacious bedrooms, a modern kitchen-diner and a fully tiled bathroom. Close to schools, amenities and excellent transport links.

Key In Properties are pleased to present this **well-maintained four-bedroom terraced house**, occupying a quiet **cul-de-sac position** within an established urban area of Keighley. The property is offered for sale in **very good condition** and is ideally placed for **local amenities, schools and excellent public transport links**, making it a practical choice for families, first-time buyers and commuters.

Accommodation

Ground Floor A welcoming **reception room** featuring a fireplace and direct access to the kitchen. The **kitchen** provides fully fitted units, appliances and a dedicated dining space, creating a functional setting for everyday cooking and family meals. A door leads to the **basement** and out to a **private enclosed rear yard**.

First Floor Two **double bedrooms** and a **large fully tiled bathroom**, fitted with a white suite and shower over bath.

Second Floor A further **double bedroom with dormer window** and a **single bedroom** with skylight, offering flexible space for children, guests or home working.

External

A **low-maintenance rear yard** provides private outdoor space suitable for seating or storage.

Location

The property is conveniently situated within reach of **Keighley town centre**, offering supermarkets, shops, cafés and everyday services. A selection of **local schools** is accessible nearby, supporting households requiring education provision.

Keighley railway station provides direct services to **Leeds and Bradford**, with journey times of approximately **30–40 minutes**, ensuring strong commuter links. Regular bus services connect the town with surrounding districts and nearby villages.

The wider area benefits from **parks, open spaces and the scenic Aire Valley**, with easy access towards the **Yorkshire Dales**, making this an attractive location for those who enjoy both convenience and outdoor leisure.

Living room 15' 9" x 14' 8" (4.80m x 4.47m)

Dining kitchen 13' 4" x 12' 6" (4.06m x 3.81m)

Hall 4' 4" x 3' 5" (1.32m x 1.04m)

Bedroom Three 11' 9" x 6' 4" (3.58m x 1.93m)

Hall 7' 3" x 2' 6" (2.21m x 0.76m)

Bedroom Four 16' 2" x 10' 5" (4.93m x 3.17m)

Bedroom One 10' 3" x 9' 11" (3.12m x 3.02m)

Bedroom Two 8' 4" x 7' 8" (2.54m x 2.34m)

Hall 3' 9" x 3' 7" (1.14m x 1.09m)

Bath 5' 6" x 5' 2" (1.68m x 1.57m)



Energy performance certificate (EPC)

5 Paget Street KEIGHLEY BD21 2NG	Energy rating D	Valid until: 14 July 2036
		Certificate number: 0931-1205-9606-6524-1100

Property type	Mid-terrace house
Total floor area	85 square metres

Rules on letting this property

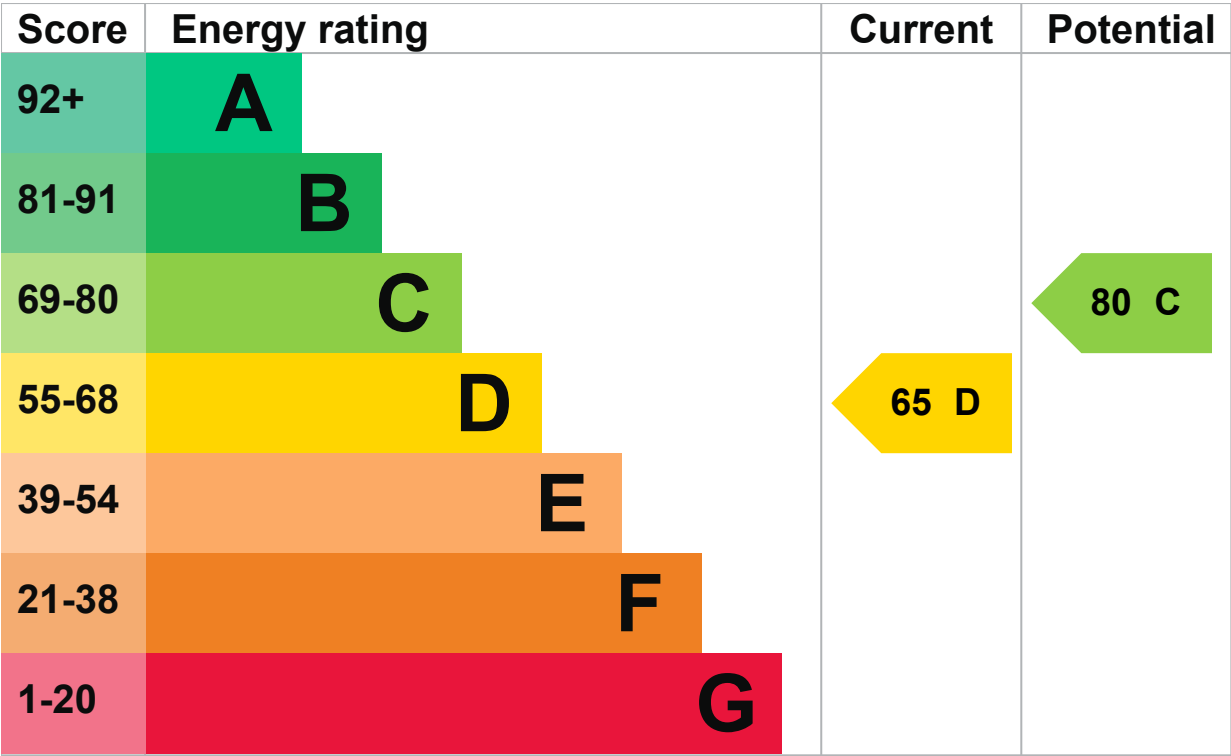
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is D. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	High performance glazing	Good

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 248 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **a smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,539 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £238 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 12,539 kWh per year for heating
- 2,614 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.9 tonnes of CO2
This property’s potential production	3.0 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Internal wall insulation

Typical installation cost	£7,500 - £11,000
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Typical yearly saving	£188
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Potential rating after completing step 1
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68 D

Step 2: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
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Typical yearly saving	£50
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Potential rating after completing steps 1 and 2

70 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
---------------------------	------------------

Typical yearly saving	£254
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Potential rating after completing steps 1 to 3
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80 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mohammed Rahman
Telephone	07903092836
Email	domesticipc@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID205587
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	15 July 2026
Date of certificate	15 July 2026
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[9958-8091-7259-0295-2960 \(/energy-certificate/9958-8091-7259-0295-2960\)](/energy-certificate/9958-8091-7259-0295-2960)

Expired on

15 January 2025



[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](/service-performance)

OGI

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