



**Hill Clough Grove, Laycock Keighley BD22 0PT**



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**Hill Clough Grove, Laycock Keighley**

Situated in the sought-after village of Laycock, this well-presented three-bedroom semi-detached family home is sure to appeal to a wide range of buyers. Offering spacious accommodation throughout, an enclosed rear garden, and beautiful open aspect views over country fields.



Upon entering the property, you are welcomed into a spacious entrance hallway with stairs rising to the first floor. To the left is the generous living room, featuring a large bay window to the front elevation which floods the room with natural light. An inset fireplace creates an attractive focal point.

The kitchen diner forms the heart of the home, offering an excellent space for both everyday family life and entertaining. The kitchen is fitted with a range of wall and base units and integrated appliances including a fridge freezer, washing machine, double oven, gas hob, and extractor fan. A useful storage area adds practicality, while a further bay window enjoys open views to the rear. The dining area flows seamlessly into the conservatory, a bright and airy additional reception space with doors opening onto the rear garden.

To the first floor are three bedrooms and the house bathroom. Bedroom one is a generous double room featuring a large bay window, while bedroom two is a further well-proportioned double. Bedroom three is a good-sized single room, ideal as a child's bedroom, nursery, or home office. The modern house bathroom is fitted with a stylish four-piece suite, including a freestanding shower cubicle.

Externally, the property benefits from a driveway providing off-street parking, along with a front garden. To the rear is an enclosed garden featuring patio and decking areas, enjoying stunning open aspect views across adjoining countryside fields.



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## Hill Clough Grove, Laycock Keighley

- Three Bedroom Semi Detached Family Home
- Sought After Village Location
- Spacious Kitchen Diner
- Bright Conservatory
- Driveway & Front Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KEI104934 - 0002

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