

# HUNTERS<sup>®</sup>

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## Pepper Hill Lea

Keighley, BD22 7AQ

Asking Price £270,000



A spacious four bedroom semi detached home, which occupies an enviable plot in a popular cul de sac position in a very well regarded modern development.

The home which offers a flexible layout over three floor should be viewed to be appreciated and comprises: entrance hall with cloakroom (and plumbing for WC) and a dining kitchen with sliding door access to the rear garden to the ground floor, to the first floor is the main living room, the master bedroom with Juliet balcony over the rear garden and en suite shower room, whilst to the second floor are three bedrooms and the house bathroom. The spacious and impressive home further benefits from gas central heating and double glazing. Externally is parking for two vehicles to the front, a single garage and there are enclosed low maintenance gardens to the rear, with patio area.

Ideally located for access to the World famous Bronte country, Haworth and the steam railway are a comfortable distance away, with many walks and nature trails within comfortable strolling distance. Despite its tranquil setting, the property is conveniently close to bus stops and easy for commuting, with trains straight through from Keighley to London.



N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

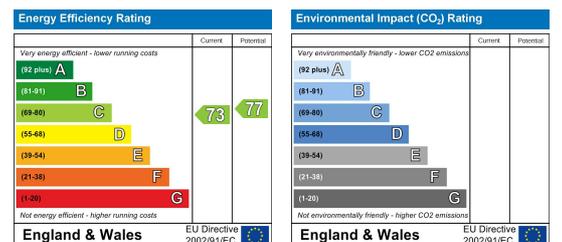
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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