



Birchwood Road, Low Utley, BD20 6BX

Asking Price £185,000

- NO UPPER CHAIN
- TWO GENEROUS DOUBLE BEDROOMS
- INVITING SITTING ROOM WITH FEATURE FIREPLACE
- SLEEK & CONTEMPORARY HOUSE BATHROOM
- IDEAL FOR A VARIETY OF BUYERS
- SEMI-DETACHED HOME
- LOW-MAINTENANCE REAR GARDEN
- OPEN-PLAN KITCHEN & DINING ROOM
- WELL PRESENTED THROUGHOUT
- EXCELLENT TRANSPORT LINKS

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Council Tax Band: B



PROPERTY DETAILS

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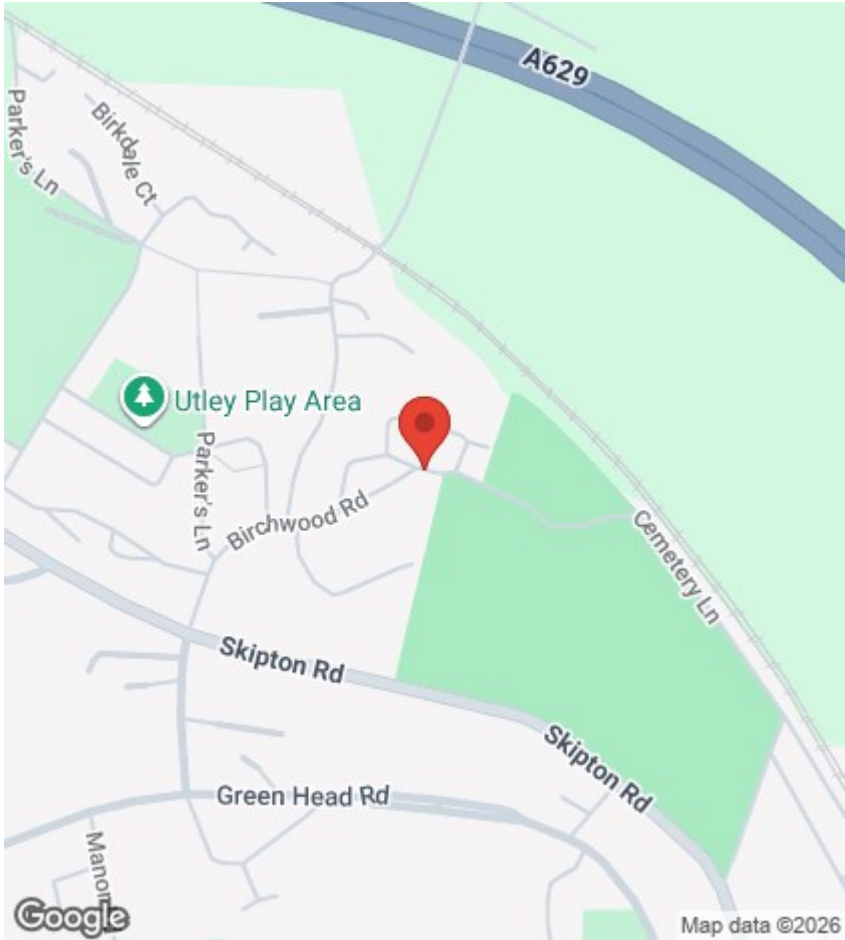
The ground floor welcomes you into a bright and inviting sitting room, where a characterful stove set within a charming fireplace creates a cosy focal point - ideal for relaxing evenings in. To the rear, the heart of the home unfolds into a beautifully designed open-plan kitchen and dining space. With contemporary shaker-style units, warm wood worktops and a central island, this is a space made for both cooking and gathering. There's ample room for dining, with doors opening directly out to the garden; perfect for summer evenings, entertaining friends or simply enjoying a morning coffee in the fresh air.

Upstairs, the property continues to impress with two generous double bedrooms, both flooded with natural light and offering comfortable, versatile space whether for sleeping, working from home or additional storage. The house bathroom is sleek and modern, finished with stylish tiling and a shower over bath—ready to move straight into without lifting a finger.

Externally, the rear garden has been thoughtfully landscaped to create a low-maintenance yet highly usable outdoor space. A raised patio seating area provides the perfect spot for dining and entertaining, while the addition of a useful garden shed enhances practicality.

Utley is a hidden gem on the edge of Keighley, offering a quieter, more residential feel while still being incredibly well connected. With scenic countryside walks right on your doorstep, it's ideal for those who enjoy the outdoors, yet you're only a short distance from Keighley town centre, local shops, schools and excellent transport links including the train station. It's a location that perfectly blends convenience with a more relaxed pace of life—making it popular with a wide range of buyers.

A home that effortlessly combines style, comfort and practicality—ready for its next chapter.



Viewings

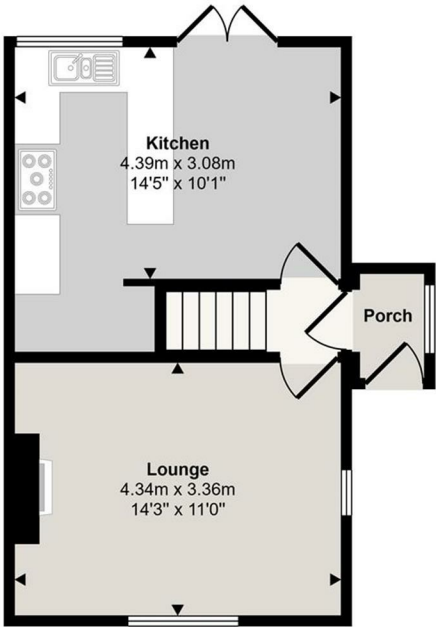
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

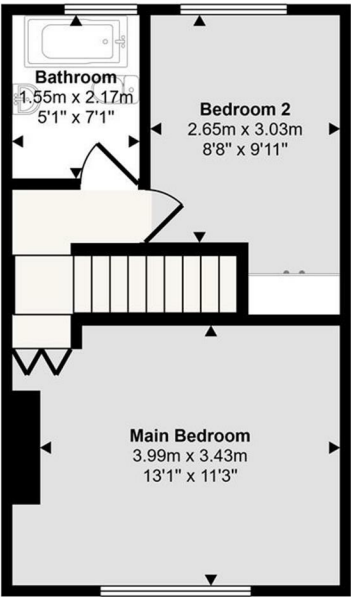
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
67 sq m / 724 sq ft



Ground Floor
Approx 34 sq m / 370 sq ft



First Floor
Approx 33 sq m / 353 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.