



**Middlefield Court, East Morton Keighley BD20 5RN**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Middlefield Court, East Morton Keighley**

A lovely East Morton home offering flexible living across three floors, featuring a cosy dining room, modern kitchen, bright conservatory, spacious lounge, and three well-presented bedrooms. Light, charming, and ideally located in a sought-after village.



Nestled in the heart of East Morton, this beautifully presented property offers generous living space arranged over three floors, blending characterful features with modern-day comfort. Thoughtfully designed and well maintained, it provides a warm and inviting environment ideal for families, couples, or anyone seeking a peaceful village setting.

On the ground floor, the home welcomes you with a cosy dining room, currently used as a playroom, which leads through to a well-planned kitchen. Beyond this is a bright conservatory, complete with underfloor heating, offering an excellent additional living area that overlooks the garden.

The first floor features a spacious living room that spans the width of the property, creating a comfortable and versatile lounge area. A further bedroom on this level makes an ideal guest room, nursery, or home office.

The top floor offers two well-proportioned bedrooms, each filled with natural light, along with a family bathroom, conveniently located between them.

Outside, the property benefits from a private garden accessed via the conservatory, providing an attractive outdoor space for dining, gardening, or play.

With its flexible layout, charming style, and desirable village location, this East Morton property is a delightful place to call home.

### **Dining Room**

10' 6" x 7' 5" ( 3.20m x 2.26m )

### **Shower Room**

9' 8" x 2' 7" ( 2.95m x 0.79m )

### **Utility Room**

7' 5" x 5' 7" ( 2.26m x 1.70m )

### **Kitchen**

13' 4" x 9' 6" ( 4.06m x 2.90m )

### **Conservatory**

17' 5" x 9' 9" ( 5.31m x 2.97m )

### **Living Room**

18' 10" x 14' 1" ( 5.74m x 4.29m )

### **Bedroom 3**

8' 5" x 7' 6" ( 2.57m x 2.29m )

### **Family Bathroom**

12' 10" x 5' 5" ( 3.91m x 1.65m )

### **Bedroom 2**

13' 8" x 8' 2" ( 4.17m x 2.49m )

### **Bedroom 1**

14' x 11' 7" ( 4.27m x 3.53m )



***check out more properties at [holroydsestateagents.co.uk](http://holroydsestateagents.co.uk)***



welcome to

## Middlefield Court, East Morton Keighley

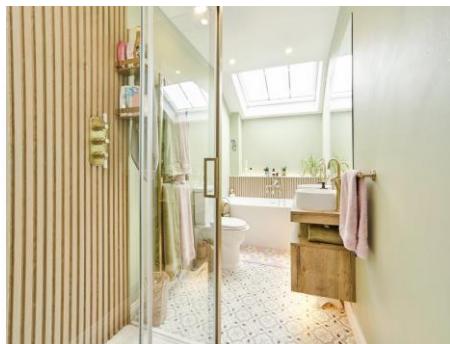
- Charming multi-level home in sought-after East Morton
- Cosy dining room leading to a modern kitchen
- Bright conservatory opening onto the rear garden
- Spacious first-floor living room
- Three well-presented bedrooms arranged over two upper floors

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

**£285,000**



check out more properties at [holroydsestateagents.co.uk](http://holroydsestateagents.co.uk)

Please note the marker reflects the postcode not the actual property

**Not for marketing purposes INTERNAL USE ONLY**



Property Ref:  
BNG103097 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01274 566837**



[bingley@holroydsestateagents.co.uk](mailto:bingley@holroydsestateagents.co.uk)



146 Main Street, BINGLEY, West Yorkshire,  
BD16 2HL



[holroydsestateagents.co.uk](http://holroydsestateagents.co.uk)