



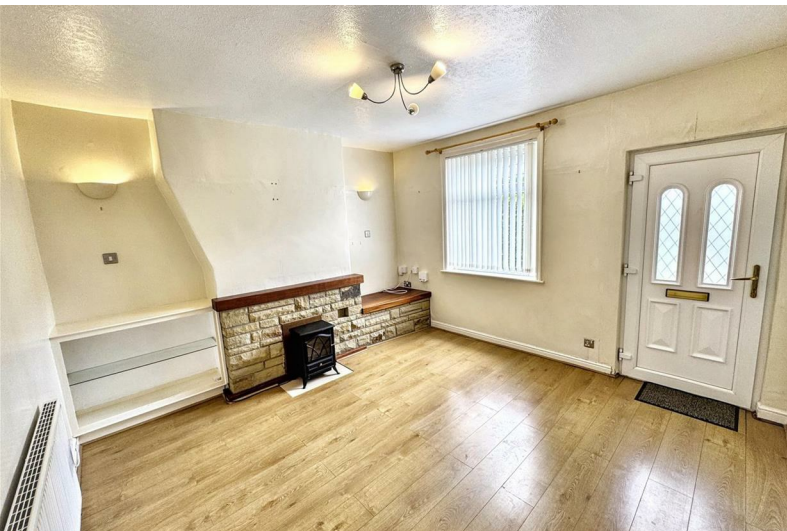
Davies Properties



20 Sunnyhill Avenue

Keighley, BD21 1RX

Asking Price £150,000



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A deceptively spacious three-bedroom town house, situated in this popular and well-established residential location, offering well-proportioned accommodation that will appeal to a variety of buyers, including first-time buyers, families and buy-to-let investors.

Having been rented out for a number of years, the property provides a practical layout and offers excellent potential for those looking to purchase a home in a sought-after area of Keighley. The accommodation briefly comprises a welcoming lounge and dining kitchen to the ground floor, with three bedrooms and a house bathroom to the first floor.

The property benefits from uPVC double glazing and gas central heating, together with off-road parking and gardens to both the front and rear, making it a comfortable and manageable home with useful outside space.

Sunnyhill Avenue is a popular residential area, well placed for access to local amenities, schools and transport links, whilst also being within easy reach of Keighley town centre. An ideal opportunity for a range of purchasers, particularly those looking for a spacious home or investment property in a consistently popular location.

GROUND FLOOR

Living Room

13'1" x 12'2" (3.99m x 3.71m)

Having a uPVC double glazed entrance door and window to the front elevation, together with an electric wood burner-effect stove with stone surround and a central heating radiator.

Inner Hallway

With a central heating radiator and stairs leading off to the first floor.

Dining Kitchen

13'0" x 10'9" (3.96m x 3.28m)

Having a uPVC double glazed entrance door and window to the rear elevation, along with a fitted kitchen comprising a range of matching wall and base units with work surfaces over, tiled splashbacks and a stainless steel sink. There is plumbing for a washing machine, an integrated electric oven, ceramic hob with recirculating hood over, central heating radiator, wall-mounted combi boiler and a useful under-stairs pantry.

FIRST FLOOR

Bedroom 1

10'3" x 10'8" (3.12m x 3.25m)

With a uPVC double glazed window to the rear elevation, a central heating radiator, built-in wardrobes and laminate flooring.

Bedroom 2

6'9" x 13'5" (2.06m x 4.09m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 3

7'3" x 9'0" (2.21m x 2.74m)

With a uPVC double glazed window to the front elevation, a central heating radiator and built-in cupboards.

Bathroom

4'0" x 8'0" (1.22m x 2.44m)

Incorporating a three-piece bathroom suite comprising of a panelled bath with shower-mixer tap, W/C and pedestal hand wash basin. UPVC double glazed window, a central heating radiator and vinyl flooring.

EXTERIOR

To the front of the property is a block-paved driveway providing useful off-road parking, together with a low-maintenance garden area. To the rear is a tiered garden, also designed for ease of maintenance.

ADDITIONAL INFORMATION

~ Council Tax Band: B

~ Tenure: Freehold

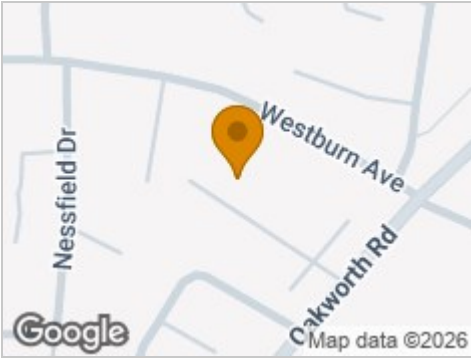
~ Parking: Driveway providing off-road parking for one vehicle.

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



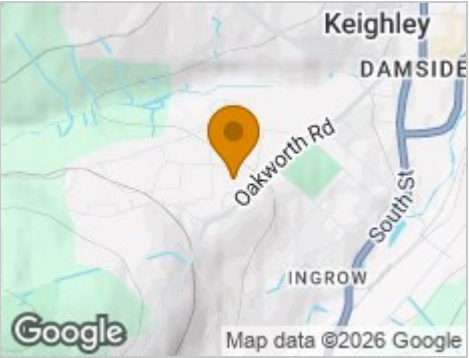
Road Map



Hybrid Map



Terrain Map



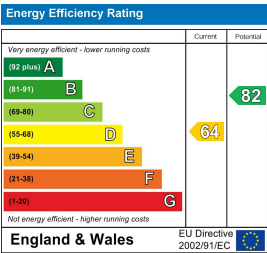
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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