

The Knoll, Keighley, BD22 6FD

Asking Price £276,000



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Council Tax Band: E

We are pleased to offer to the market this well presented, four bedroom detached property situated on a popular estate, close to local schools, amenities and transport links. Providing spacious living accommodation for families, this property must be seen to be appreciated.

This property briefly comprises of:

Entrance Hall

Spacious entrance hall with downstairs W/C and storage cupboards.

Reception Room

Reception room with gas central heating, uPVC double glazed windows to the front elevation and patio doors to the garden.

Reception Room Two

Second reception room with uPVC double glazed windows and gas central heating.

Kitchen / Diner

Kitchen / diner with matching wall and base units, fitted appliances and uPVC double glazed patio doors to the garden.

Bedroom One

Master bedroom with fitted storage, gas central heating and double glazed windows.

En-Suite

En-suite with three piece suite including shower, sink and W/C.

Bedroom Two

Bedroom with uPVC double glazed window and gas central heating.

Bedroom Three

Bedroom with uPVC double glazed window and gas central heating.

Bedroom Four

Bedroom with uPVC double glazed window and gas central heating.

Bathroom

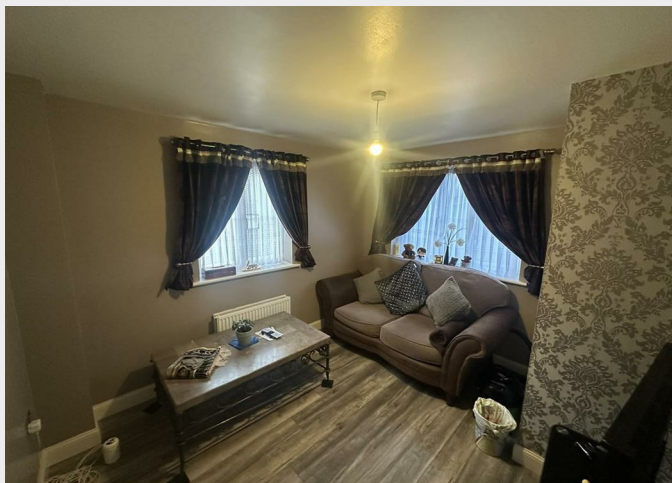
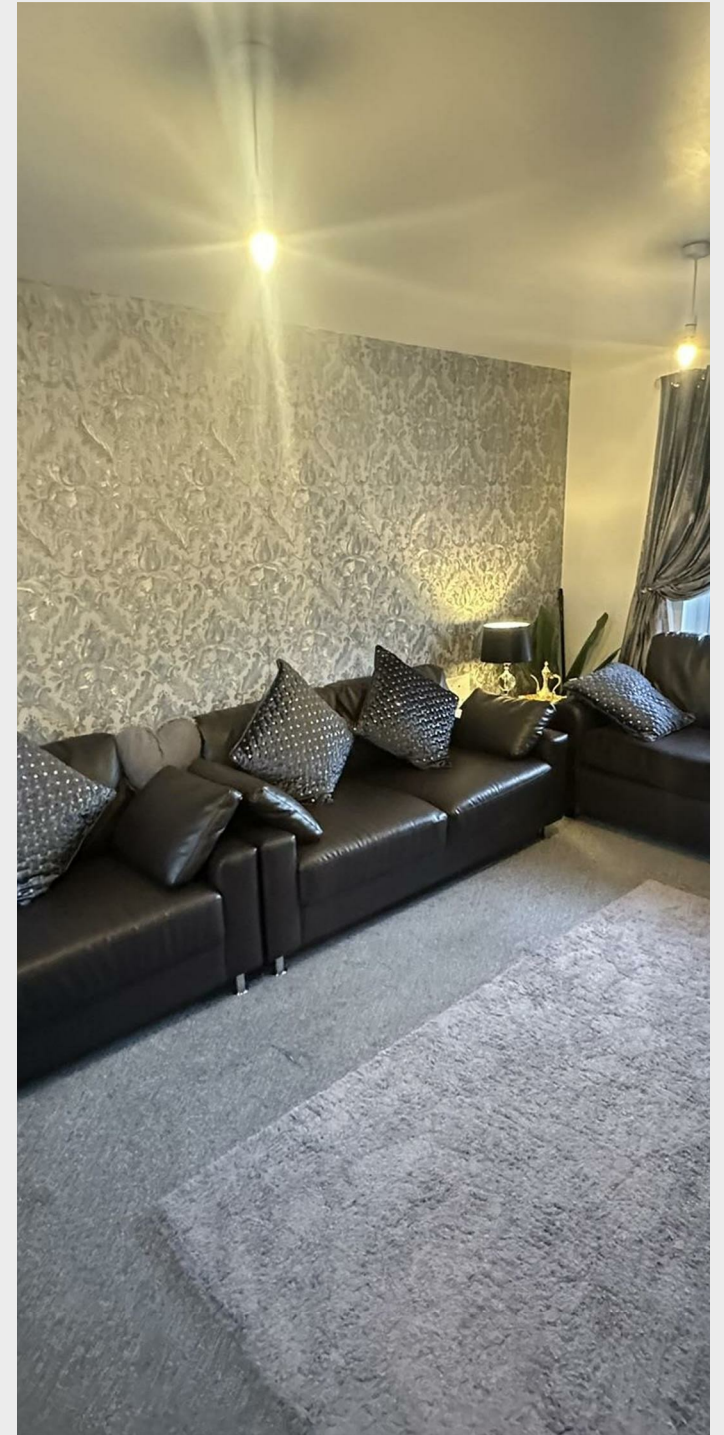
Bathroom with three piece suite including bath with shower over, W/C and sink.

Garden & Drive

Spacious garden to the property rear and driveway for multiple vehicles.



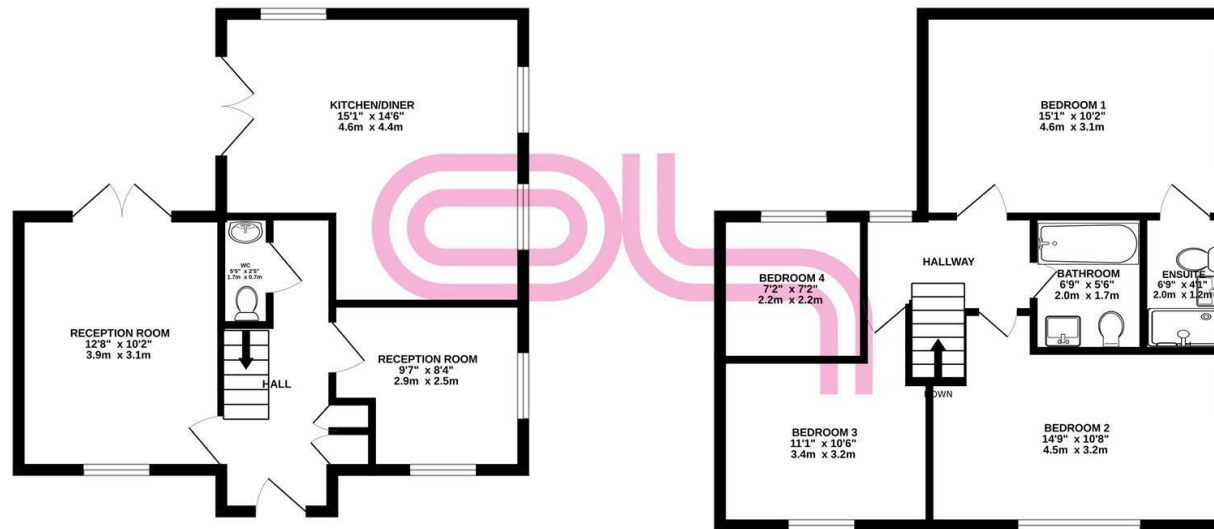




Keighley

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">91</div>
(81-91) B			
(69-80) C		80	
(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	