



**The Knoll, Keighley BD22 6FD**



**welcome to**

## **The Knoll, Keighley**

Perfect for first-time buyers, this well-presented two double bedroom home is situated within a popular modern development. Viewings are highly recommended to fully appreciate the space, style, and comfort this property offers.



Upon entering, you are welcomed into a entrance hall with a convenient ground floor WC. The spacious living room is well presented and filled with plenty of natural light from a large front-facing window, offering a comfortable and inviting space for relaxation. To the rear, the kitchen diner provides a range of fitted wall and base units, an integrated fridge freezer, oven, hob, and extractor fan, along with plumbing for a washing machine. A useful breakfast bar provides additional seating and space underneath for a dryer, while a built-in storage cupboard offers extra practicality. Double doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

The first floor comprises two double bedrooms. The principal bedroom benefits from a walk-in wardrobe area, providing excellent storage space. Completing this floor is a modern family bathroom fitted with a three-piece suite including a shower over the bath and stylish contemporary fixtures.

To the front of the property is a double driveway providing off-street parking. The enclosed rear garden is well maintained, featuring a lawned area and a decked seating area - perfect for outdoor dining and entertaining.

### **Living Room**

10' 7" Max x 12' 11" Max ( 3.23m Max x 3.94m Max )

### **Kitchen Diner**

14' 3" Max x 9' 3" Max ( 4.34m Max x 2.82m Max )

### **Bedroom 1**

11' Max x 10' 8" Max ( 3.35m Max x 3.25m Max )

### **Bedroom 2**

7' 8" Max x 11' 1" Max ( 2.34m Max x 3.38m Max )



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## **The Knoll, Keighley**

- Two Double Bedrooms
- Enclosed Rear Garden
- Double Drive
- Well Maintained Throughout
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KEI104552 - 0002

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