



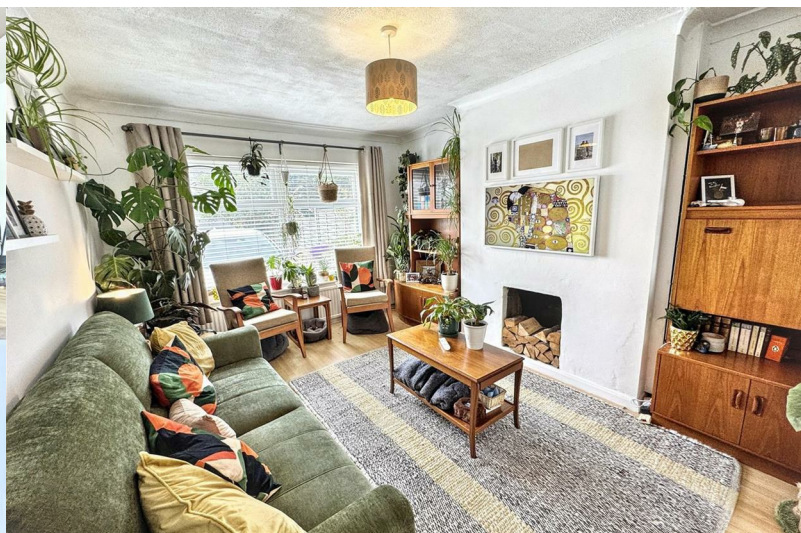
# Davies Properties



## 18 Otley Mount

East Morton, Keighley, BD20 5TD

Offers Over £295,000



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A lovely family home that's bigger inside than it looks from the outside, sitting in the popular village of East Morton.

The layout is practical and flexible - the kind of setup that works well for families or anyone who needs a bedroom on the ground floor. Downstairs you've got a living room, dining room, dining kitchen and a bedroom, with two more bedrooms and the family bathroom upstairs.

The house has gas central heating and double glazing throughout.

Out front, a tarmac driveway gives you off-road parking for a couple of cars and leads to an integral garage. Head around the side and you'll find what's easily one of the best things about this property: a generous, mature garden that has something for everyone. Most of it is laid to lawn, with a bark-chipped area that's perfect for kids, a decked seating area where you can actually enjoy a summer evening, and a tiered patio with steps leading up to a more tucked-away section of the garden. Mature trees and established shrubs give it a real sense of privacy with views across to the neighbouring fields - it's the sort of garden that feels like a proper retreat, whether you're into growing things, watching the kids run around, or having people over.

East Morton is a well-loved village on the hillside of the Aire Valley, sitting between Bingley and Keighley. It has a genuine community feel - stone cottages, St Luke's Church, the Village Institute, the Busfeild Arms pub and a well-regarded primary school all contribute to that. You're also well placed for countryside walks, the Leeds and Liverpool Canal towpath, and the amenities and rail links in both Bingley and Keighley.

All in all, this is a cracking opportunity to get into one of the area's most desirable villages, with a home that offers far more than it might first suggest - and a garden that really does need to be seen in person.

## GROUND FLOOR

### Porch

A practical entrance porch, ideal for coats and shoes, with a uPVC double glazed front door.

### Entrance Hall

A welcoming entrance hall featuring laminate flooring, a central heating radiator and stairs rising to the first floor, with the added benefit of a useful under-stairs storage cupboard.

### Living Room

10'4" x 13'5" (3.15m x 4.09m)

Featuring a uPVC double glazed window to the front elevation, laminate flooring and a central heating radiator.

### Dining Room / Office

10'2" x 8'0" (3.10m x 2.44m)

A versatile room that lends itself equally well as a snug or home office, featuring laminate flooring, a central heating radiator and uPVC double glazed French doors opening out onto the decked area of the rear garden.

### Kitchen

12'11" x 8'4" (3.94m x 2.54m)

A generously sized open-plan living and dining kitchen, fitted with a range of matching wall and base units with work surfaces over. Integrated appliances include a single electric oven, microwave and ceramic hob with recirculatory hood overhead. There is also plumbing for both a dishwasher and washing machine, along with a composite sink. Laminate flooring runs throughout, and a uPVC double glazed door leads out to the rear porch.

### Dining Area

10'2" x 10'0" (3.10m x 3.05m)

Featuring two uPVC double glazed windows enjoying open views across to neighbouring fields, along with a central heating radiator.

### Bedroom 3

6'10" x 13'8" (2.08m x 4.17m)

Featuring a uPVC double glazed window to the front elevation, laminate flooring and a central heating radiator.

## FIRST FLOOR

### Landing

Benefitting from a loft hatch providing useful access to the roof space.

### Bedroom 1

9'7" x 13'7" (2.92m x 4.14m)

Featuring a uPVC double glazed window to the rear elevation enjoying far-reaching countryside views, along with two central heating radiators.

### Bedroom 2

10'7" x 14'1" (3.23m x 4.29m)

Featuring a uPVC double glazed window to the front elevation, two central heating radiators and a built-in recess providing useful hanging space and drawer storage.

### Bathroom

7'4" x 6'2" (2.24m x 1.88m)

Fitted with a white three-piece suite comprising a panelled

bath with electric shower over, WC and pedestal wash hand basin. Further benefits include a central heating radiator, tiled walls and a useful storage cupboard housing the combi-boiler.

## EXTERIOR

To the front of the property, a spacious driveway provides off-road parking for at least two vehicles, leading to a single integral garage. A pathway runs down the side of the property giving access to the rear garden, which is a particular highlight of this home.

The rear garden is generously sized and laid mainly to lawn, with a bark-chipped area providing an ideal space for children's play. There is a patio area, a tiered upper patio leading to a further enclosed garden section, and a decked seating area - offering a variety of outdoor spaces to suit the whole family. Whether you're entertaining, relaxing or watching the children play, this garden really does cater for all.

## OTHER INFORMATION

- ~ Council Tax Band: C
- ~ Tenure: Freehold
- ~ Parking: Double driveway leading to a single integral garage.
- ~ 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



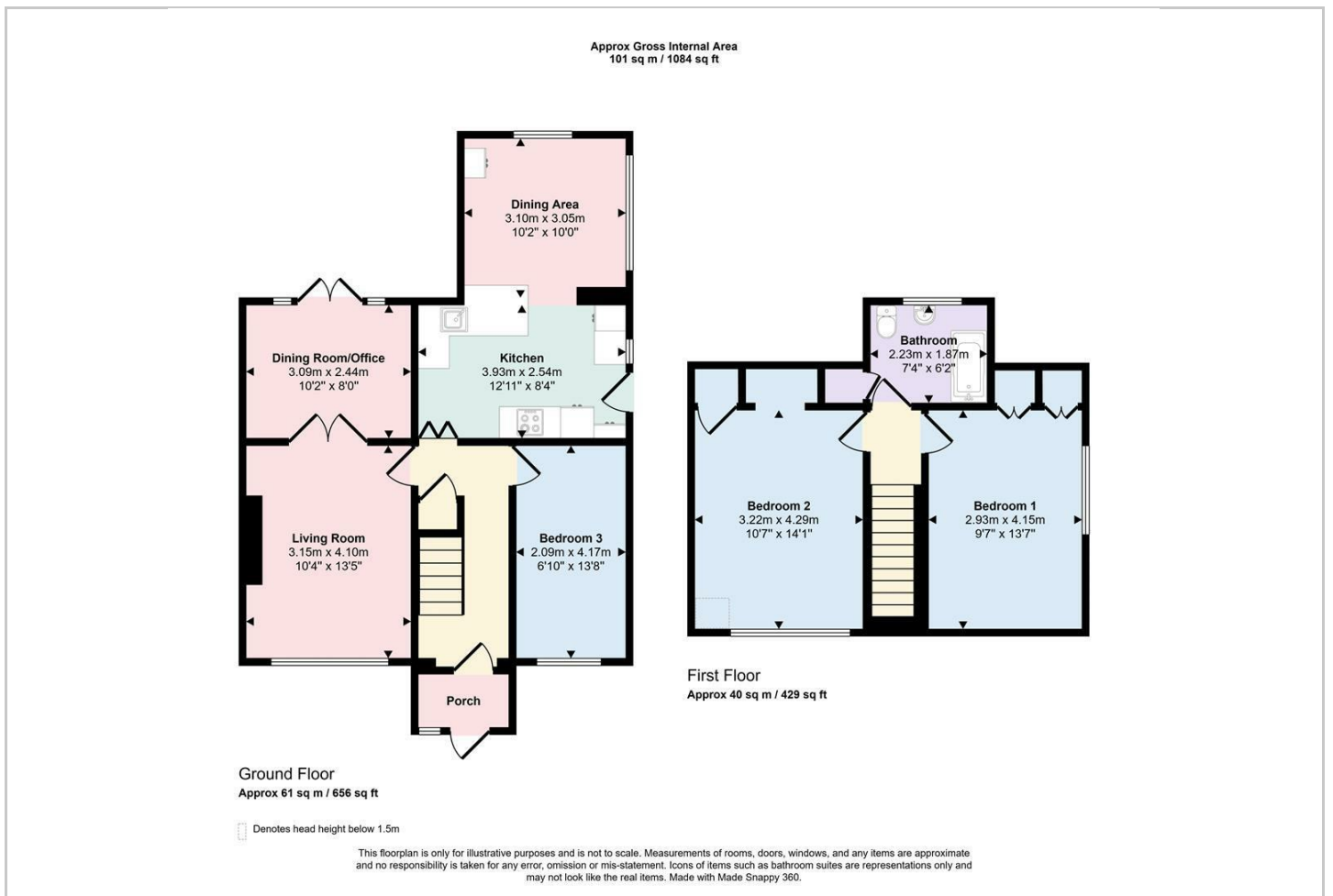
## Hybrid Map



## Terrain Map



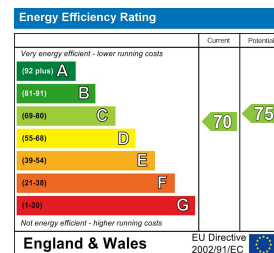
## Floor Plan



## 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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