

# HUNTERS®

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**Woodside, Utley, Keighley**

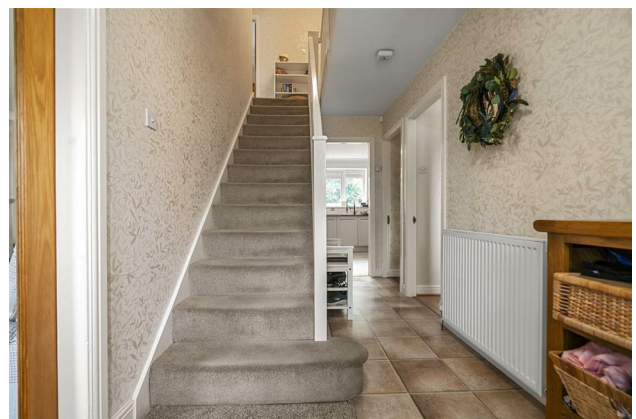
**Offers In Excess Of £350,000**

**Property Images**





## Property Images





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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 82        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      |           |
| (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 |           |



Located on the edge of Utley, Keighley, this delightful detached house offers a perfect blend of comfort and modern living.

Built in 1989, the property has been thoughtfully updated to provide well-presented family accommodation.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The light & airy living room is open-plan to a dining area and in turn leads into the garden room, which enjoys a delightful outlook over the private rear garden.

A re-fitted breakfast-kitchen has an excellent range of fitted units and work-surfaces, a pleasant outlook, and a laundry / utility room has a door onto the garden.

The superb ground floor layout is complemented by four double bedrooms to the first floor, ensuring ample space for family members or guests. The property boasts a well-appointed bathroom and the principal bedroom features an en suite shower room, providing convenience for busy mornings and evening routines.

The house is equipped with modern gas-fired heating and double glazing, ensuring warmth and comfort throughout the colder months. Outside, there is a double garage and a caravan / mobile home charging point, along with driveway parking, adding to the practicality of this lovely home.

This property is perfect for families seeking a peaceful yet accessible location, with local amenities and transport links within easy reach. With its modern updates and spacious layout, this detached house in Woodside is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this charming residence your new home.

### On-Line-Bullet-Points

- 4 double bedroom detached home
- Modern kitchen with utility room
- Gas heating & double glazing
- Conservatory with garden views
- Double garage & parking
- Attractive private garden & patio
- Great location near countryside
- Within 2.5 miles of 2 train stations
- Home office / bedroom 5
- Viewing highly recommended