

# Albany Court, Keighley, BD20 6HW

Offers In The Region Of £149,950



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Council Tax Band: B

This well-presented two-bedroom detached home offers an excellent opportunity for a wide range of buyers, including first-time purchasers, small families, downsizers and investors alike. Situated in a popular suburb of Keighley, the property benefits from a recently installed boiler along with modern windows and doors, ensuring comfort and efficiency throughout. A particular highlight is the attractive south-facing garden, ideal for enjoying the summer months, complemented by a gated driveway providing off-street parking for two small vehicles, in addition to ample on-street parking. Manageable in size and therefore economical to run, this charming home combines practicality, appeal and location in equal measure.

This property briefly comprises of:

### Hall

Entrance hall to the property front with under-stairs storage.

### Living room

Living room with gas central heating and uPVC double glazed patio doors to the rear elevation.

### Kitchen

Kitchen with matching wall and base units, uPVC double glazed window to the rear elevation and gas central heating.

### Bathroom

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

### Bedroom One

Double bedroom with skylight, gas central heating and eaves storage.

### Bedroom Two

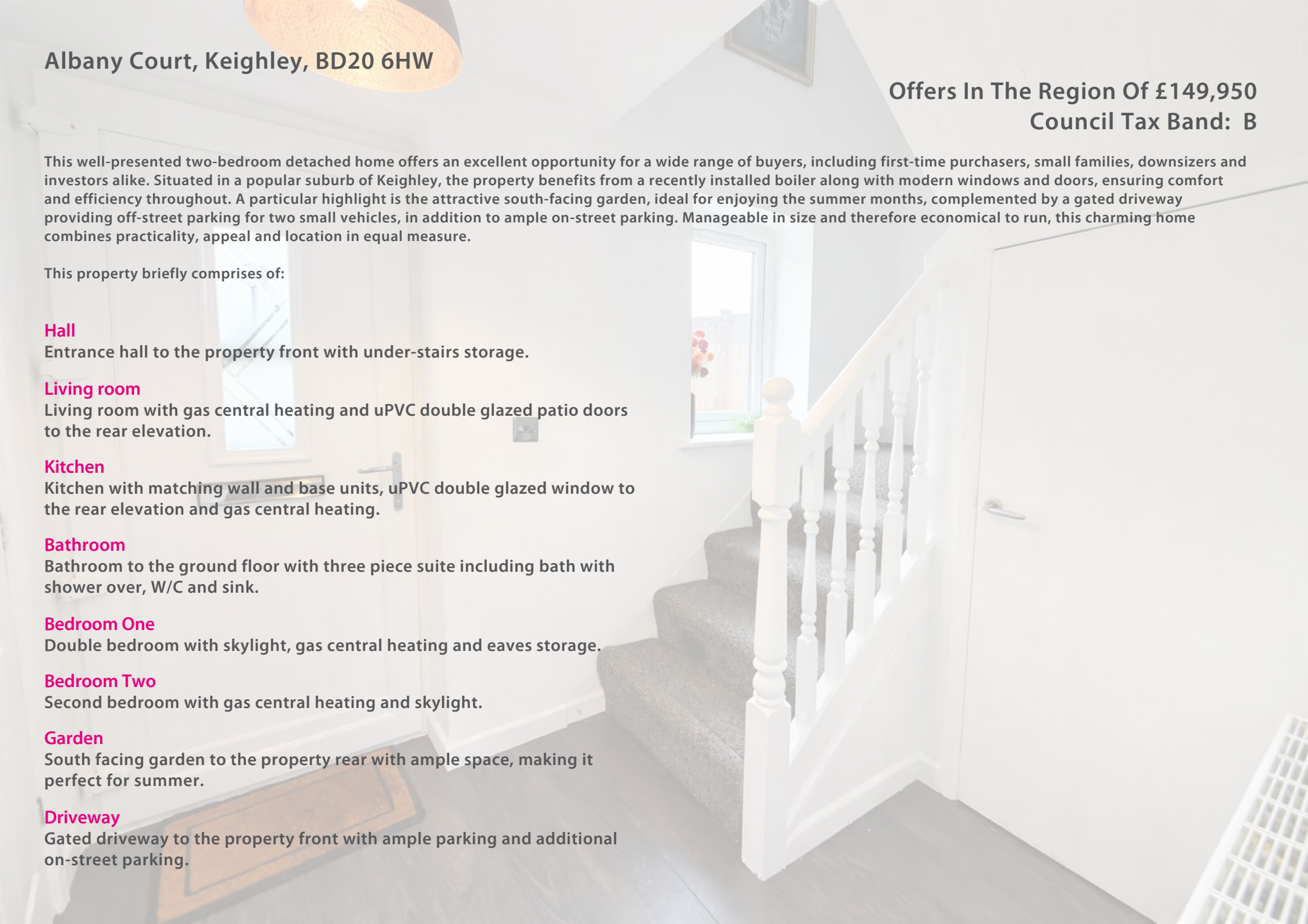
Second bedroom with gas central heating and skylight.

### Garden

South facing garden to the property rear with ample space, making it perfect for summer.

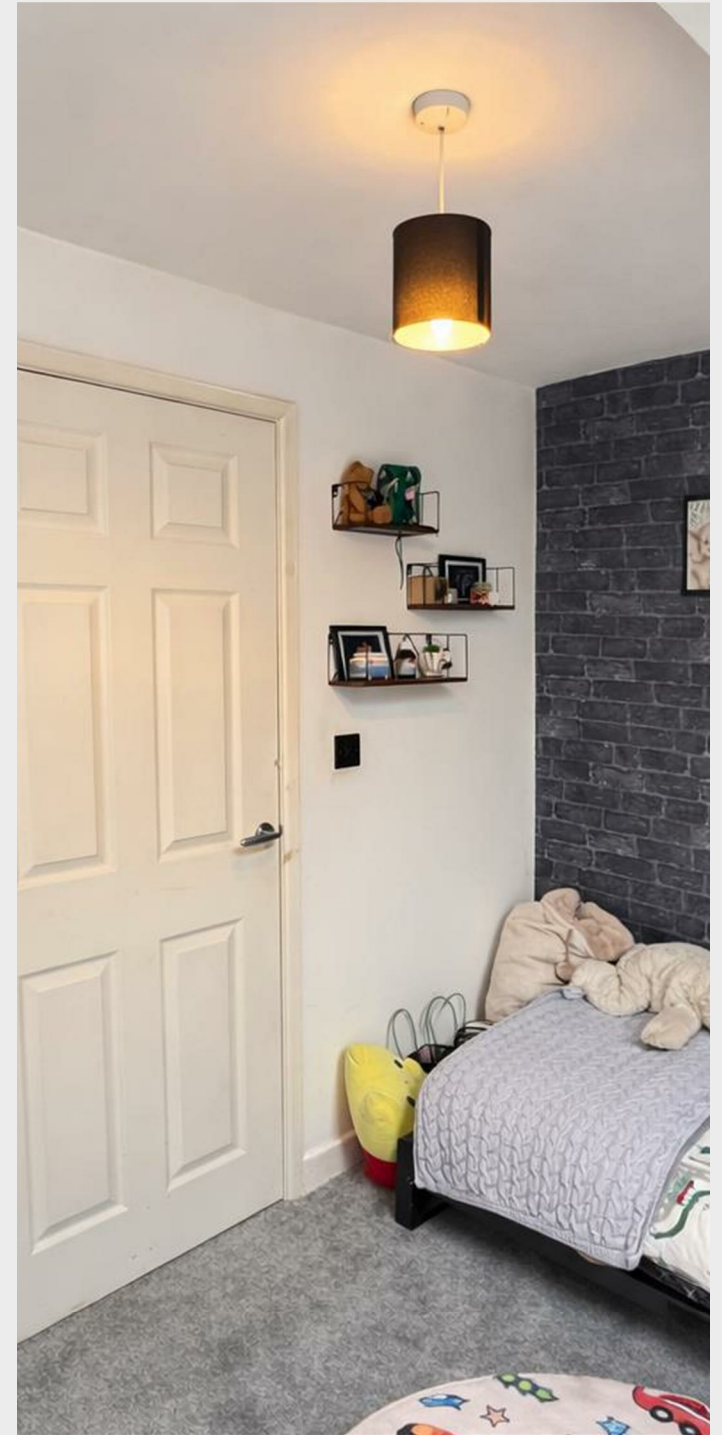
### Driveway

Gated driveway to the property front with ample parking and additional on-street parking.







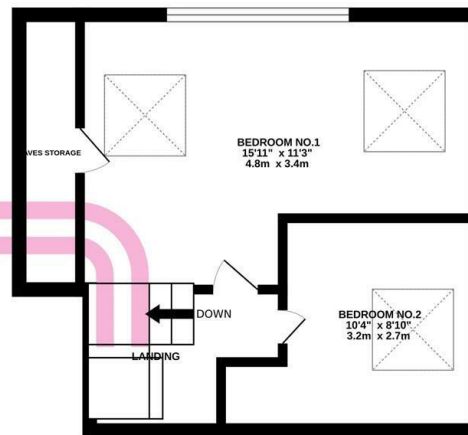


Keighley

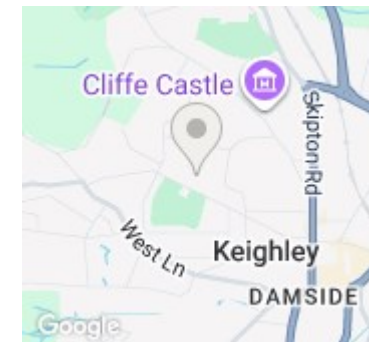
GROUND FLOOR



1ST FLOOR



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			91
(81-91) B			
(69-80) C		78	
(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	