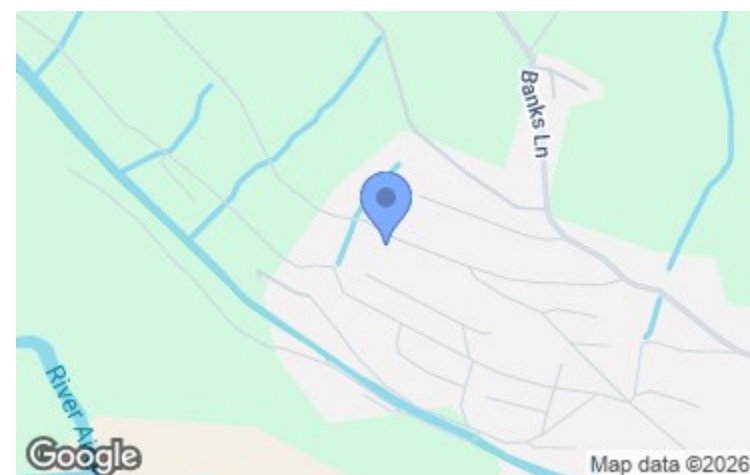




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>81</b>

### Viewing arrangements

Strictly by appointment through WW Estates



### Directions

See Mapping.



**Western Avenue, Keighley, West Yorkshire BD20 5DH**  
**Offers Over £400,000**

9 Browgate, Baildon, BD17 6BP | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Western Avenue, Keighley, West Yorkshire BD20 5DH

 1  4  2

Beautiful Detached Home \*\* 4 Double Bedrooms \*\* 2 Luxury Bathrooms \*\* Elevated Private Plot \*\* Panoramic Valley Views \*\* Stunning Open Plan Living \*\* Contemporary Kitchen & Island \*\* Bi-Fold Doors To Balcony \*\* Sun Terrace With Views \*\* Double Garage & Driveway \*\* Under House Storage \*\* Quiet Sought-After Location \*\* No Onward Chain \*\*

Occupying an elevated position with stunning far-reaching views across Riddlesden & Keighley, this exceptional 4 double bedroom detached home offers beautifully appointed accommodation finished to an outstanding standard throughout. Combining luxury contemporary styling with spacious family living, the property enjoys a quiet setting, impressive outdoor space & a superb open-plan layout ideal for modern living.

The property is entered via a welcoming hallway leading through to the spectacular open-plan living kitchen and dining area, undoubtedly the heart of the home. Featuring sleek handleless cabinetry, integrated high-spec

appliances, stone-effect work surfaces, feature paneling and statement lighting, the space has been thoughtfully designed for entertaining & everyday family life. A spacious lounge and dining area sit alongside expansive bi-fold doors opening directly onto the balcony sun terrace, perfectly framing the panoramic long-distance views & flooding the room with natural light.

The home offers four generous double bedrooms together with two stylish contemporary house bathrooms finished with high quality fittings and elegant modern décor. Throughout the property, the attention to detail is evident with wood-effect flooring, recessed LED lighting, bespoke touches and sophisticated black accents creating a luxurious yet welcoming feel.

Externally, the property benefits from a double driveway & double garage, along with under-house storage providing excellent practicality. The elevated private position, exceptional specification & breathtaking outlook combine to create a truly outstanding family home. **\*\*NO ONWARD CHAIN\*\***



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Stunning 4 Bedroom Detached Home With Far Reaching Views, High Spec Finish Throughout & Open Plan Living.

Rating authority  
Borough Council Tax Band D

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold