



**Elderberry Close, East Morton Keighley BD20 5WA**

**welcome to**

**Elderberry Close, East Morton Keighley**

A well-presented East Morton home offering spacious living over three floors, four bedrooms, a lawned rear garden and an integrated garage—close to local amenities and transport links.



Situated in the sought-after area of East Morton/Keighley, this spacious and well-presented family home offers versatile accommodation arranged over multiple levels.

The property is entered via a welcoming hallway, leading to a series of split-level landings that add to the home's unique and flexible layout. The main living room is positioned on a mezzanine level, creating a bright and airy living space that feels separate yet well connected to the rest of the home. The kitchen provides ample storage and workspace, complemented by a separate dining area ideal for everyday living and entertaining.

The accommodation includes four well-proportioned bedrooms arranged across the upper floors, along with a house bathroom and additional WC, offering practicality for family living. A spacious loft/attic area further enhances the property, providing excellent storage or potential for future use.

Externally, the property benefits from a lawned rear garden, ideal for relaxing or outdoor dining, along with an integrated garage offering secure parking and additional storage.

Located close to local amenities, schools and transport links, this is a fantastic opportunity to acquire a distinctive and adaptable home in a desirable setting.

### **Ground Floor Dining Room**

12' 4" x 10' 1" ( 3.76m x 3.07m )

### **Ground Floor Living Room**

17' 7" x 16' 1" ( 5.36m x 4.90m )

### **Ground Floor Utility**

### **Ground Floor W.C**

### **Ground Floor Kitchen**

11' 11" x 8' 3" ( 3.63m x 2.51m )

### **First Floor Bedroom 3**

12' 4" x 10' 1" ( 3.76m x 3.07m )

### **First Floor Bathroom**

8' x 6' 11" ( 2.44m x 2.11m )

### **First Floor Bedroom 2**

12' 2" x 10' 4" ( 3.71m x 3.15m )

### **Second Floor Bedroom 1**

12' 1" x 10' 4" ( 3.68m x 3.15m )

### **Second Floor Bedroom 4**

12' 2" x 7' ( 3.71m x 2.13m )

### **Second Floor En-Suite**



**view this property online** [holroydsestateagents.co.uk/Property/BNG102009](http://holroydsestateagents.co.uk/Property/BNG102009)



welcome to

## Elderberry Close, East Morton Keighley

- Spacious family home set over three floors
- Bright living room and separate dining room
- Modern fitted kitchen
- Four well-proportioned bedrooms
- Family bathroom and ground-floor WC

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£360,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/BNG102009](https://holroydsestateagents.co.uk/Property/BNG102009)



Property Ref:  
BNG102009 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**holroyds**



**01274 566837**



[bingley@holroydsestateagents.co.uk](mailto:bingley@holroydsestateagents.co.uk)



146 Main Street, BINGLEY, West Yorkshire,  
BD16 2HL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**