



Ryan Grove, Keighley BD22 6QA

holroyds

welcome to

Ryan Grove, Keighley

Situated in a fantastic position on the outskirts of Keighley, this well-presented three-bedroom semi-detached residence offers generous living accommodation and far-reaching views. Nestled within a quiet cul-de-sac, the property will appeal to a variety of buyers. Viewing highly recommended.



Upon entering the ground floor, you are greeted by a welcoming entrance hall leading to a spacious living room. A large window floods the space with natural light, complemented by a gas fire with a stone surround and feature alcove lighting that creates a warm and inviting atmosphere.

The kitchen is fitted with a range of wall and base units, an integrated oven, plumbing for a dishwasher, and space for a fridge freezer. An extended dining room provides the perfect setting for family meals and entertaining, with double doors opening out to the rear garden. Completing the ground floor is a useful utility room with plumbing for a washing machine, space for a dryer, and additional storage, as well as a convenient downstairs WC.

The first floor offers three bedrooms - two generous doubles, both benefiting from built-in wardrobes, and a single bedroom. The house bathroom features modern, fully tiled decor and a three-piece suite with a shower over the bath. Additionally, there is a partially boarded loft with electricity, providing excellent extra storage space.

Externally, the property enjoys a double garage and driveway providing ample off-street parking. To the rear, an extensive tiered garden offers plenty of outdoor space - perfect for families, relaxation, or entertaining - all set against a backdrop of beautiful open views.

Living Room

13' 9" Max x 13' 9" (4.19m Max x 4.19m)

Kitchen

17' 2" Max x 8' 8" (5.23m Max x 2.64m)

Dining Room

15' 9" Max x 10' 8" (4.80m Max x 3.25m)

Bedroom 1

11' 6" Max x 9' 8" (3.51m Max x 2.95m)

Bedroom 2

11' 7" Max x 9' 8" (3.53m Max x 2.95m)

Bedroom 3

7' 9" Max x 6' 4" (2.36m Max x 1.93m)



view this property online holroydsestateagents.co.uk/Property/KEI104542



welcome to

Ryan Grove, Keighley

- Semi Detached
- Three Bedrooms
- Driveway & Double Garage
- Cul-de-sac Location
- Extensive Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£220,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/KEI104542



Property Ref:
KEI104542 - 0008

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



01535 610021



keighley@holroydsestateagents.co.uk



59 North Street, KEIGHLEY, West Yorkshire,
BD21 3SL



holroydsestateagents.co.uk