



**Staincliffe Drive, Keighley BD22 6FF**

**holroyds**

**welcome to**

**Staincliffe Drive, Keighley**

Situated on a popular modern development close to local amenities and Keighley town centre, this attractive and well-maintained detached four-bedroom family home offers spacious and versatile accommodation throughout, ideal for modern family living.



The ground floor welcomes you into a bright entrance hallway with stairs leading to the first floor, along with a convenient downstairs WC and useful built-in storage cupboards. The spacious living room is bright and airy, benefiting from a window to the front elevation and double doors opening onto the rear garden, allowing plenty of natural light to flood the room.

The kitchen diner is fitted with a range of modern wall and base units complemented by integrated appliances including a fridge freezer, washing machine, oven, gas hob and extractor fan. There is also space and plumbing for a dishwasher. Offering ample room for a dining table and chairs, this fantastic family space is ideal for both everyday living and entertaining, with further double doors providing direct access to the rear garden. Completing the ground floor is a dining room, offering a versatile space which could also serve as a home office, playroom or snug depending on individual family requirements.

To the first floor, the property offers four well-proportioned bedrooms, three of which are generous doubles, with the fourth being a comfortable single room ideal for a child's bedroom, nursery or study. The principal bedroom benefits from its own en-suite shower room, providing added convenience and privacy. The remaining bedrooms are served by a modern house bathroom fitted with a three-piece suite comprising a bath with shower over.

## Externally



**view this property online** [holroydsestateagents.co.uk/Property/KEI104910](https://holroydsestateagents.co.uk/Property/KEI104910)



welcome to

## Staincliffe Drive, Keighley

- Detached Four Bedroom Family Home
- Popular Modern Development
- Principal Bedroom with Ensuite
- Enclosed Rear Garden
- Drive Way

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104910](https://holroydsestateagents.co.uk/Property/KEI104910)



Property Ref:  
KEI104910 - 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**



**01535 610021**



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



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



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