



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Roedhelm Road, East Morton, BD20

£400,000 Freehold

Four Bedroom Detached

Martin & Co Keighley
4 North Street • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>





11 Roedhelm Road
Keighley
BD20 5RF

Key features:

- Four Bedroom
- Detached
- Two Reception Rooms
- Quiet Cul-De-Sac Location
- Utility Room And Downstairs WC
- Stunning Rear Garden
- Garage & Two Driveways
- Popular Residential Location
- Perfect For Families



Why you'll like it

This detached four bedroom house is offered for sale in a quiet cul-de-sac in East Morton, near Keighley. The property is in good condition and is particularly suited to families, with two driveways, a large garage and a beautiful garden.

Inside, the ground floor includes two reception rooms. The main reception features large windows, a fireplace and views over the front garden, providing a comfortable living space. The second reception room offers dining space with direct access to the garden. The open-plan kitchen includes integrated appliances, built-in pantries, a breakfast area and good natural light. There is also a utility room and a downstairs WC.

Upstairs, there are four double bedrooms. The main bedroom benefits from an en-suite, while one of the additional double bedrooms includes built-in wardrobes. The family bathroom is fitted with a shower over the bath and a heated towel rail.

East Morton is a village setting between Bingley and Keighley, with local amenities available in both nearby towns, including supermarkets, shops and cafés. There are several schools in the wider area, making the location suitable for families. Nearby green spaces and countryside walks around the Aire Valley and Morton Moor offer opportunities for outdoor activities.

Public transport links are accessible via Bingley and Keighley railway stations, both a short drive away. From Bingley, regular services run to Leeds and Bradford, with journey times to Leeds typically around 25 minutes and to Bradford around 15 minutes. Keighley station provides services towards Skipton and Bradford, connecting to the wider rail network. Road links via the A650 and A629 give access to surrounding towns and the wider West Yorkshire region.

Overall, this detached 4-bedroom family house combines off-street parking, a large garage and garden with village surroundings and access to nearby transport, schools and amenities.

- HALL
- LOUNGE 14' 7" x 12' 5" (4.45m x 3.79m)
- DINING ROOM 11' 3" x 8' 0" (3.45m x 2.46m)
- KITCHEN 16' 3" x 11' 3" (4.96m x 3.45m)
- UTILITY ROOM 6' 9" x 5' 3" (2.06m x 1.61m)
- WC 5' 4" x 2' 9" (1.64m x 0.84m)
- GARAGE 17' 6" x 8' 2" (5.35m x 2.5m)
- BEDROOM ONE 12' 1" x 10' 8" (3.69m x 3.27m)
- ENSUITE 6' 11" x 4' 5" (2.11m x 1.35m)
- BEDROOM TWO 13' 7" x 8' 6" (4.15m x 2.61m)
- BEDROOM THREE 14' 11" x 8' 9" (4.56m x 2.67m)
- BEDROOM FOUR 9' 2" x 9' 0" (2.81m x 2.76m)
- BATHROOM 7' 8" x 6' 2" (2.35m x 1.88m)

