



**Canberra Drive, Cross Roads Keighley BD22 9DG**

**holroyds**

**welcome to**

**Canberra Drive, Cross Roads Keighley**

Situated in a sought-after and highly convenient location close to Haworth Village, this well-presented semi-detached home offers the perfect blend of comfort, practicality, and modern living. Ideally positioned near local amenities, well-regarded schools, and bus routes.



Upon entering, you are welcomed into a bright entrance hallway with stairs leading to the first floor. The living room is a generous and inviting space, with a large front-facing window allowing natural light to flood the room. An inset electric wood-burner effect fire creates an attractive focal point, adding warmth and character.



The heart of the home is the spacious kitchen diner, modern, stylish, and well presented throughout. Offering ample wall and base units, integrated appliances include a fridge freezer and dishwasher, with space and plumbing for a washing machine. There is plenty of room for a dining table and chairs, while the breakfast bar provides an additional seating area. Large double doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. A useful understairs storage cupboard completes the ground floor.



The first floor comprises two well-proportioned double bedrooms, a single bedroom, and a house bathroom fitted with a three-piece suite including a shower over the bath. All rooms are tastefully presented and ready to move straight into.

Externally, the property benefits from a front garden and an enclosed rear garden - ideal for relaxing or entertaining. A standout feature is the garden room, complete with electric and heating, currently used as an additional bedroom. This versatile space would also make an excellent home office, gym, or studio.



***view this property online*** [holroydsestateagents.co.uk/Property/KEI104687](https://holroydsestateagents.co.uk/Property/KEI104687)



welcome to

## Canberra Drive, Cross Roads Keighley

- Well Presented Throughout
- Semi Detached
- Three Bedrooms
- Highly Convenient Location
- Close To Haworth Village

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£235,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104687](https://holroydsestateagents.co.uk/Property/KEI104687)



Property Ref:  
KEI104687 - 0002

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)**