



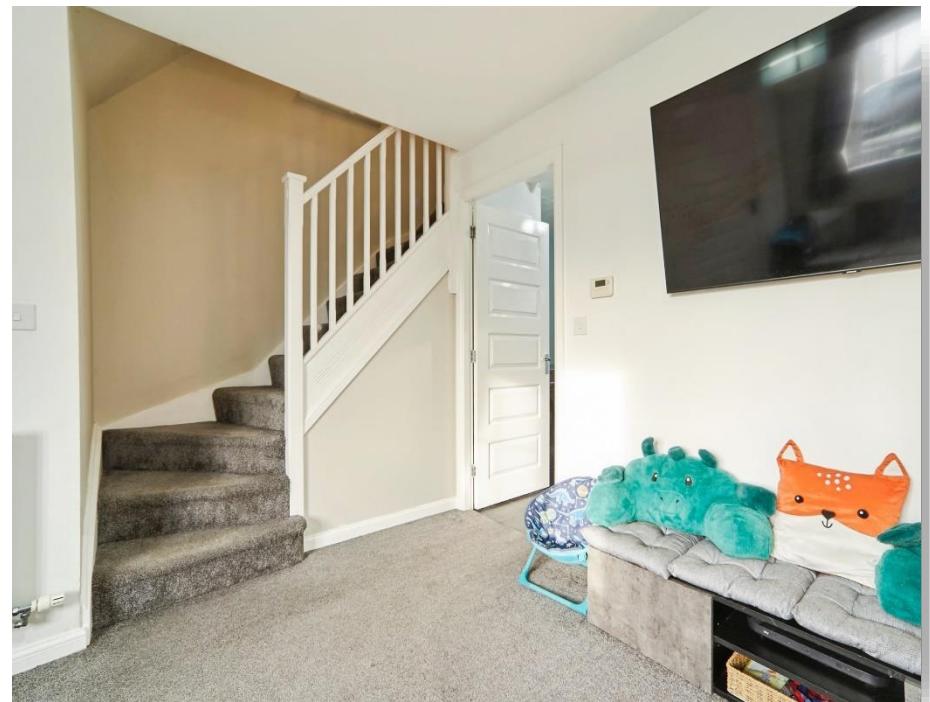
The Knoll, Keighley BD22 6FD

holroyds

welcome to

The Knoll, Keighley

Perfect for first-time buyers, this well-presented two double bedroom home is situated within a popular modern development in Keighley. Viewings are highly recommended to fully appreciate the space, style, and comfort this property offers.



Upon entering, you are welcomed into a entrance hall with a convenient ground floor WC. The spacious living room is well presented and filled with plenty of natural light from a large front-facing window, offering a comfortable and inviting space for relaxation. To the rear, the kitchen diner provides a range of fitted wall and base units, an integrated fridge freezer, oven, hob, and extractor fan, along with plumbing for a washing machine. A useful breakfast bar provides additional seating and space underneath for a dryer, while a built-in storage cupboard offers extra practicality. Double doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

The first floor comprises two double bedrooms. The principal bedroom benefits from a walk-in wardrobe area, providing excellent storage space. Completing this floor is a modern family bathroom fitted with a three-piece suite including a shower over the bath and stylish contemporary fixtures.

To the front of the property is a double driveway providing off-street parking. The enclosed rear garden is well maintained, featuring a lawned area and a decked seating area - perfect for outdoor dining and entertaining.

Living Room

10' 7" Max x 12' 11" Max (3.23m Max x 3.94m Max)

Kitchen Diner

14' 3" Max x 9' 3" Max (4.34m Max x 2.82m Max)

Bedroom 1

11' Max x 10' 8" Max (3.35m Max x 3.25m Max)

Bedroom 2

7' 8" Max x 11' 1" Max (2.34m Max x 3.38m Max)



view this property online holroydsestateagents.co.uk/Property/KEI104552



welcome to

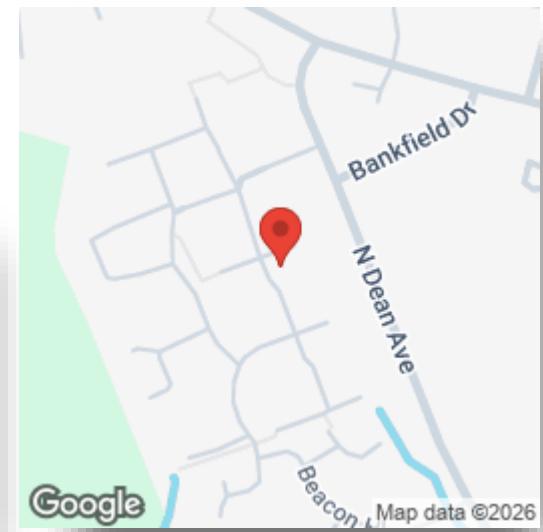
The Knoll, Keighley

- Two Double Bedrooms
- Enclosed Rear Garden
- Double Drive
- Well Maintained Throughout
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£165,000



view this property online holroydsestateagents.co.uk/Property/KEI104552

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.



Property Ref:
KEI104552 - 0003



01535 610021



keighley@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk