

FOR SALE

£249,950 Freehold



Sycamore Lodge, 7 Highfield Mews, East Morton, Keighley, West Yorkshire. BD20 5SQ

- 3 Bedroom Detached Bungalow
- Large Living Room - Kitchen
- Large Home Office/Gym
- Bathroom & En-Suite Shower Room
- Gardens & Ample Parking
- Desirable Position Close to Village Amenities
- In Need of Refurbishment but Priced Accordingly
- No Seller Chain



PROPERTY DESCRIPTION

Built in 1975 is this three double bedroom detached bungalow, occupying a quiet desirable position off Street Lane in East Morton. Close to the well regarded East Morton Primary School and the village centre which boasts a popular Pub, shop, Institute that hosts many events for the community and recreational grounds which has a play ground for children and an orchard. Countryside walks are on the doorstep.

The property does require refurbishment but has been priced to allow for the necessary upgrades including a new roof. Boasting over 1000 sq ft of accommodation, the property briefly comprises; entrance hall, kitchen, large living room, three good sized bedrooms, bathroom and en-suite shower room. Outside, there is ample parking to the front with garden area and garden to the rear.

Offered with no Seller chain. Council tax band E. Internal viewing is essential to appreciate the size and potential of the property on offer.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 4 mbps & Superfast 54 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and window to the side. Radiator and laminate floor.

Kitchen

Range of cream base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Electric oven and gas hob with extractor hood over. Plumbing for washing machine and space for tumble dryer. Electric wall heater.

Living Room

Double glazed window to the front, radiator and coved ceiling. Laminate floor and electric fire.

Bedroom 1

Double glazed window to the front and rear. Radiator, built in wardrobes and cupboard housing gas boiler.

Shower Room

2 piece suite in white comprising of sink unit and low level w.c. Step in shower cubicle having a mains shower. Chrome heated towel rail, extractor fan, fully tiled walls and tiled floor.

Bedroom 2

Double glazed window to the side and radiator.

Bedroom 3

Double glazed window to the side and window to the rear. Radiator and built in mirrored wardrobes.

Bathroom

3 piece suite in white comprising of bath, pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower. Tiled floor and part tiled walls. Double glazed window to the side, down lighters and radiator.

Outside

Ample parking to the front for approx. 4 vehicles with shrub frontage. Paved area to the side and decked area to the rear. Hedge, fence and stone boundaries. Outside electric point.

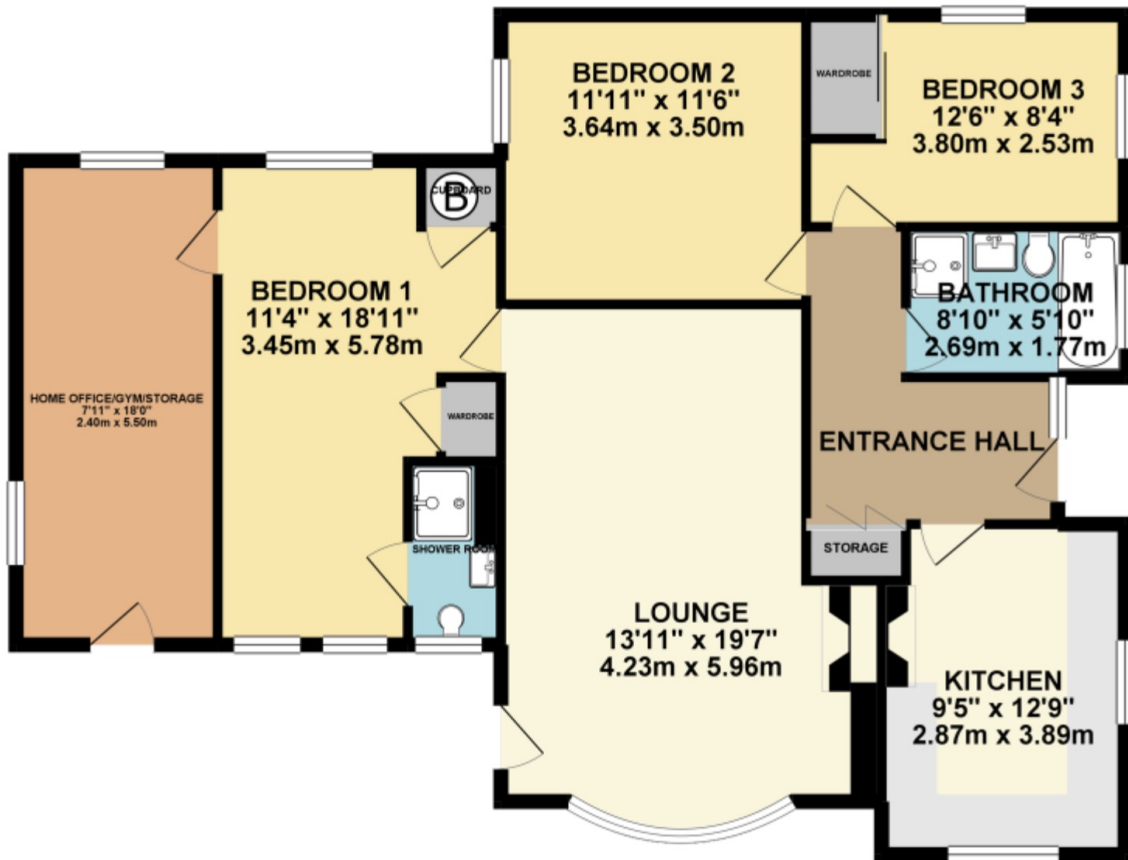
Agent's Notes:

Highfield Mews is a private road that gives access to several properties. The Seller informs us that should any maintenance be required, then the cost of this would be split with the properties it serves.



FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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