D

Day & Co
ESTATE AGENTS

**10 Sunnyhill Grove, Keighley,
West Yorkshire, BD21 1RU**

£175,995

- Well Presented Semi-Detached Family Home
- Two Reception Rooms
- Excellent Access To Local Schools
- Three Bedrooms
- Well Maintained Gardens
- EPC Rating Is D

SUMMARY

**A WELL PRESENTED 3 BEDROOM SEMI-DETACHED FAMILY HOME, POPULAR RESIDENTIAL LOCATION, EXCELLENT ACCESS TO LOCAL SCHOOLS!! Having 2 reception rooms, modern fitted kitchen, modern bathroom, gardens & decking, spacious outbuilding - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is D.

FULL DESCRIPTION

Of interest to a variety of buyers is this well presented three bedroom semi-detached family home, situated in the popular residential location of Exley Head with excellent access to local schools. The accommodation which is over two floors briefly comprises :

Ground Floor: Entrance Hall, the spacious Lounge has a modern stove fire, double glazed windows to the front and rear, two radiators. The Dining Room has a built in utility cupboard having plumbing for an automatic washing machine. The Kitchen has a range of modern base and wall mounted units, integrated appliances to include double oven, hob, dishwasher, fridge and freezer.
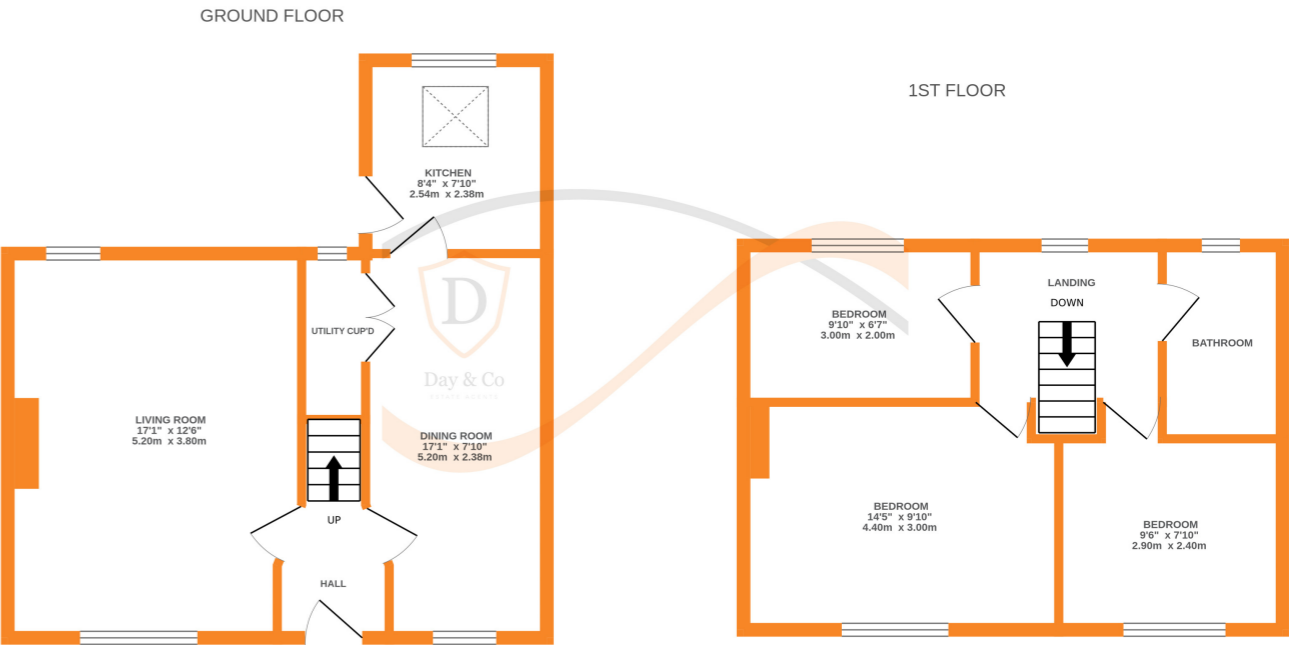
First Floor: Landing, Three bedrooms, and the bathroom which has a modern suite comprising of a bath with shower over, WC, wash hand basin, window to the rear.

Gas Central Heating & Double Glazing.

Externally the property a front garden, gate to the side leads to a paved seating area, artificial lawn, decking and spacious outbuilding.

Viewing essential to fully appreciate.

 EPC rating is D.

GROUND FLOOR

1ST FLOOR

KITCHEN
8'4" x 7'10"
2.54m x 2.38m

UTILITY CUP'D

LIVING ROOM
17'1" x 12'6"
5.20m x 3.80m

DINING ROOM
17'1" x 7'10"
5.20m x 2.38m

UP

HALL

BEDROOM
9'10" x 6'7"
3.00m x 2.00m

LANDING
DOWN

BATHROOM

BEDROOM
14'5" x 9'10"
4.40m x 3.00m

BEDROOM
9'6" x 7'10"
2.90m x 2.40m

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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