

FOR SALE

£135,000 Freehold



## 6 Hawthorn Close, Long Lee, Keighley. BD21 5FN

- Mid Townhouse built by Skipton Properties
- 2 Double Bedrooms
- Open Plan Kitchen with dining area and lounge
- Driveway
- Downstairs W.C - Enclosed Rear Garden
- Recently Refurbished



## PROPERTY DESCRIPTION

Built by Skipton Properties in 2015, is this well presented modern townhouse that has recently been refurbished including redecoration and new carpeting and flooring throughout. The property benefits from intruder alarm, UPVC double glazing, gas central heating with boiler being serviced and having a recent Landlord gas safety certificate. Boasting quality fixtures and fittings.

Briefly comprises; entrance, downstairs w.c, white high gloss kitchen with integral appliances opening into the lounge/diner to the ground floor. Two double bedrooms and bathroom to the first floor. Outside, there is off road parking to the front and enclosed lawned rear garden.

Internal viewing is essential to appreciate the size and quality of the accommodation on offer. Ideal for First Time Buyers or Investors. Council tax band A.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 12 mbps, Superfast 80 mbps, Ultrafast 900 mbps. Satellite & Cable TV Availability is through BT & Sky. 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

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### Entrance

Double glazed entrance door to the front.

### Downstairs W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Radiator.

### Kitchen

Range of white high gloss base and wall units having a complementary work surface over. Built in slimline dishwasher. Built in washer/dryer. New fridge/freezer. Built in electric oven, gas hob and new extractor hood over. Part tiled walls. Gas boiler serviced 2025. Kitchen opening up into ....

### Lounge/Diner

Double glazed window and French doors to the rear. Television point and radiator. Stairs to the first floor.

### First Floor

#### Double Bedroom 1

Double glazed windows to the rear and radiator.

#### Double Bedroom 2

Double glazed windows to the front and radiator.

### Bathroom

Refurbished bathroom comprising of 3 piece suite in white having a panelled bath having a main shower over and new fitted shower screen, vanity sink unit and low level w.c. Part tiled walls.

### Outside

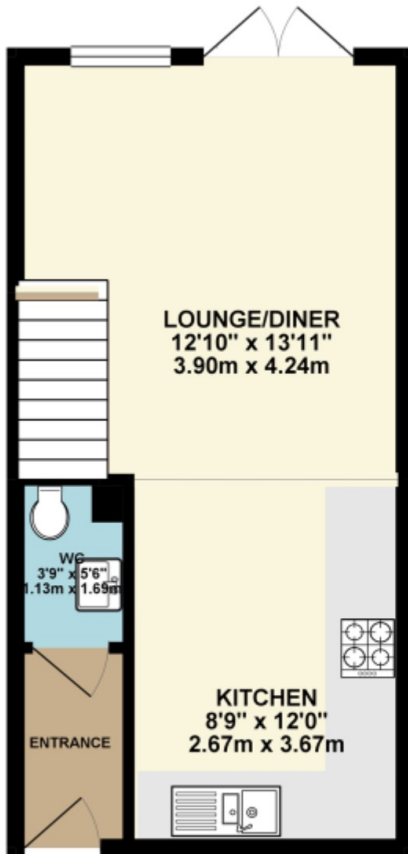
#### Garden

Drive to the front. Enclosed lawned rear garden with patio area and fence boundaries.

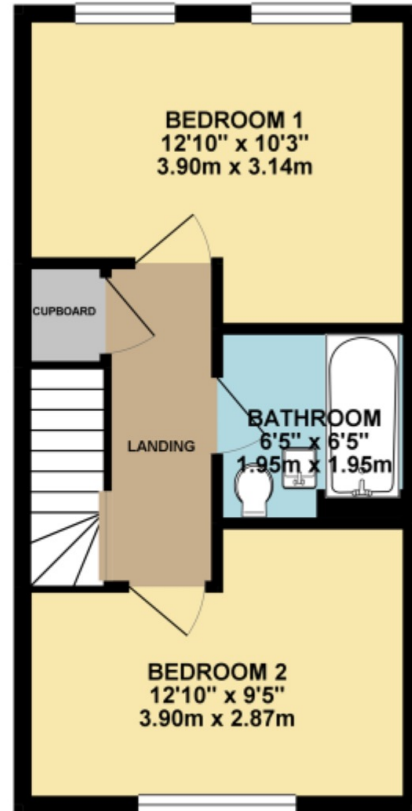


## FLOORPLAN

GROUND FLOOR 333.19 sq. ft.  
( 30.95 sq. m. )



1ST FLOOR 333.19 sq. ft.  
( 30.95 sq. m. )



TOTAL FLOOR AREA : 666.38 sq. ft. ( 61.91 sq. m. ) approx.

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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