

FOR SALE

£334,999 Freehold



1 Highfield Villas, Street Lane, East Morton, Keighley, West Yorkshire. BD20 5SE

- Refurbished 3 Bedroom Semi in Well Regarded East Morton Village
- Gas Central Heating - UPVC Double Glazing
- Modern Fixtures & Fittings Throughout
- Lounge - Dining Kitchen
- Driveway & Garage - Close to Village Centre



PROPERTY DESCRIPTION

Beautifully presented and refurbished semi detached, situated 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 has been extensively modernised since 2017. Benefiting from UPVC double glazing, gas central heating and modern fixtures and fittings throughout. Briefly comprises; entrance hall, spacious lounge with bay window with opening into spacious dining kitchen to the ground floor. Three good sized bedrooms and family bathroom to the first floor. Outside, there is off road parking for two vehicles, single garage and enclosed rear garden.

Internal viewing is essential to appreciate the quality of the accommodation on offer. Council tax band D.

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 3 mbps, Superfast 52 mbps & Ultrafast 1000 . 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

Part glazed entrance door and double glazed windows to the front. Feature radiator. Tiled entrance then leads onto oak flooring. Stairs to the first floor.

Lounge

Double glazed bay window to the front, feature radiator, oak flooring and electric fire. Cast iron stove set on a stone hearth. Opening into ...

Kitchen/Diner

Range of light grey shaker style base and wall units having a complementary granite work surface over. Belfast sink with mixer tap. Range style gas cooker with extractor hood. Tiled floor to the kitchen area. Part tiled walls. Double glazed window to the rear and stable door to the rear. Pantry having a double glazed window, stone shelf and electric consumer unit. Built in dishwasher and washing machine. Feature radiator. Central island providing extra storage. Oak flooring to the dining area. Double glazed windows and door into the garden.

First Floor

Landing

Access to the partially boarded loft space via pull down ladder and has light. Potential to develop further subject to the necessary planning consents.

Bedroom 1

Bedroom 2

Double glazed window to the rear, feature radiator and oak flooring.

Bedroom 3

Double glazed window to the rear, feature radiator and oak flooring.

Family Bathroom

3 piece suite in white comprising of semi pedestal wash hand basin, free standing slipper bath with claw feet and having a hand held shower attachment, low level w.c. Tiled floor and part tiled walls. Double glazed window to the front and side. Heated towel rail.

Outside

Gardens

Driveway to the front providing off road parking for a minimum of 2 vehicles. Access to the garage.

To the rear there are lawned and patio areas. Stone and fence boundaries.

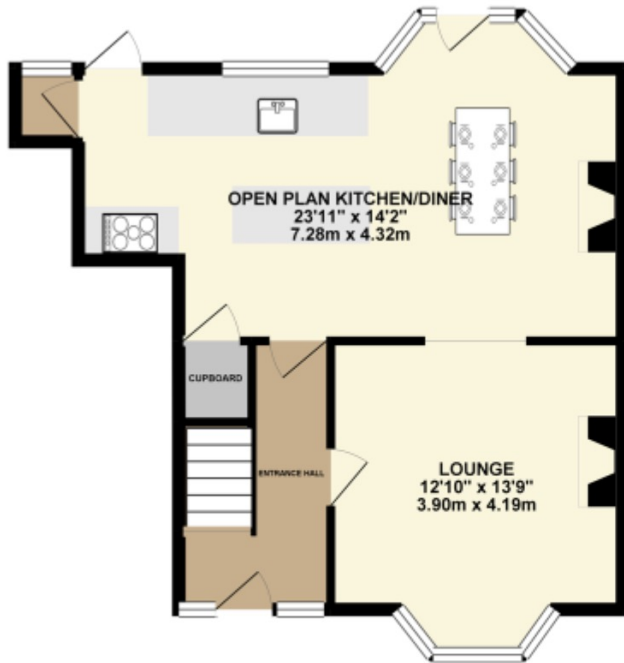
Garage

Single garage having an up and over door. Double glazed door and window to the side. Power and light. Gas boiler which was installed in 2024.

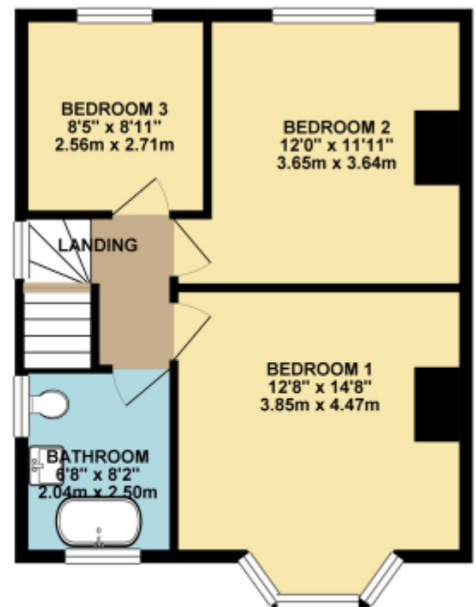


FLOORPLAN & EPC

GROUND FLOOR 532.97 sq. ft.
(49.51 sq. m.)



1ST FLOOR 472.15 sq. ft.
(43.86 sq. m.)



TOTAL FLOOR AREA : 1005.13 sq. ft. (93.38 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	56	
(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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