

FOR SALE

£199,950 Freehold



12 Alma Terrace, East Morton, Keighley. BD20 5UN

- Stone Built Terrace with Ground Floor Extention
- Two Bedrooms
- Central Heating - Double Glazing
- Spacious Lounge & Spacious Extended Dining Kitchen
- Gardens Front & Rear with Outstanding Views
- Useful Cellar
- Parking for Two Cars



PROPERTY DESCRIPTION

Well presented stone built extended terrace situated within the well regarded village of East Morton. The property occupies an attractive plot having outstanding views to both the front and rear elevation. There are some fantastic countryside walks on the doorstep.

Having undergone a program of improvements since 2018 including majority re-wire, re-plastering, new boiler, new french doors into the garden. Since 2023; newly fitted composite front door, new bathroom window, saniflow system and new extension roof.

The accommodation briefly comprises; entrance vestibule, spacious light and airy lounge with access to the useful cellar and extended dining kitchen to the ground floor. Two bedrooms and bathroom to the first floor. Outside, there is off road parking for two vehicles and garden area to the front with enclosed rear garden. Internal viewing is essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Entrance

Double glazed door to the front, radiator and stairs to the first floor.

Lounge

Double glazed window with fitted blinds to the front and radiator. Television and telephone points. Cast iron stove set on a brick hearth and having a wooden surround. Beamed ceiling. Access to cellar which has power and light. Double doors leading into the kitchen. Laminate floor, fitted shelving and home working space.

Dining Kitchen

Range of Maple base and wall units with complementary work surface over. Double bowl sink unit with mixer tap over. Electric cooker with extractor over. Integral fridge and freezer. Part tiled walls, radiator and exposed stone walls. Radiator. Double glazed windows to the side and rear. Patio doors leading into the garden. Plumbing for dishwasher and washing machine.

First Floor

Landing

Double glazed window to the rear and access to the loft space. Seating area.

Bedroom 1

Double glazed window with fitted blinds to the front with uninterrupted views across the valley. Radiator and fitted wardrobe.

Bedroom 2

Double glazed window to the rear with fitted blinds with views across open fields. Radiator.

Bathroom

3 piece suite in white comprising of 'P' shaped panelled bath with mains shower over, low level Saniflow w.c and pedestal wash hand basin. Fully tiled walls, tiled floor and shaver point and built in cupboards. Chrome heated towel rail.

Outside

Garden

To the front, there is parking for two vehicles and mature planting of tree and shrub borders with gravelled area.

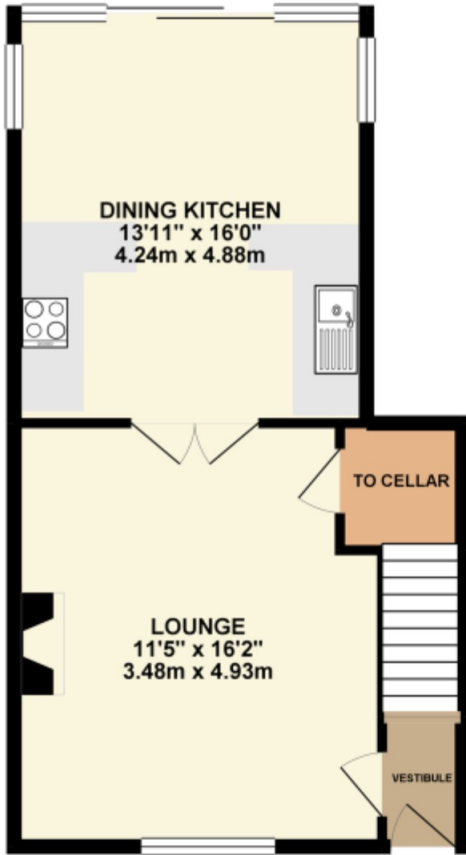
To the rear, there is an enclosed lawned area having fence boundaries. Flower, tree and shrub borders. Patio area.



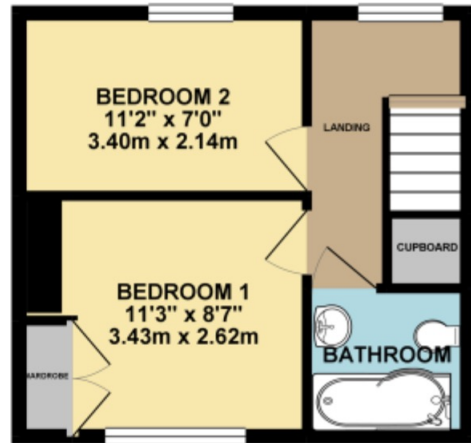
FLOORPLAN & EPC



GROUND FLOOR



1ST 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.
Made with Hectopix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sales Branch
 55, Bingley Road, Shipley, BD18 4SB
 01274 592280
 saltaire@kmmxfield.com