



**34 Hill Clough Grove, Laycock,
Keighley, West Yorkshire, BD22
0PT**

£199,995

- SEMI-DETACHED HOUSE
- THROUGH LOUNGE/DINER, CONSERVATORY
- NO ONWARD CHAIN

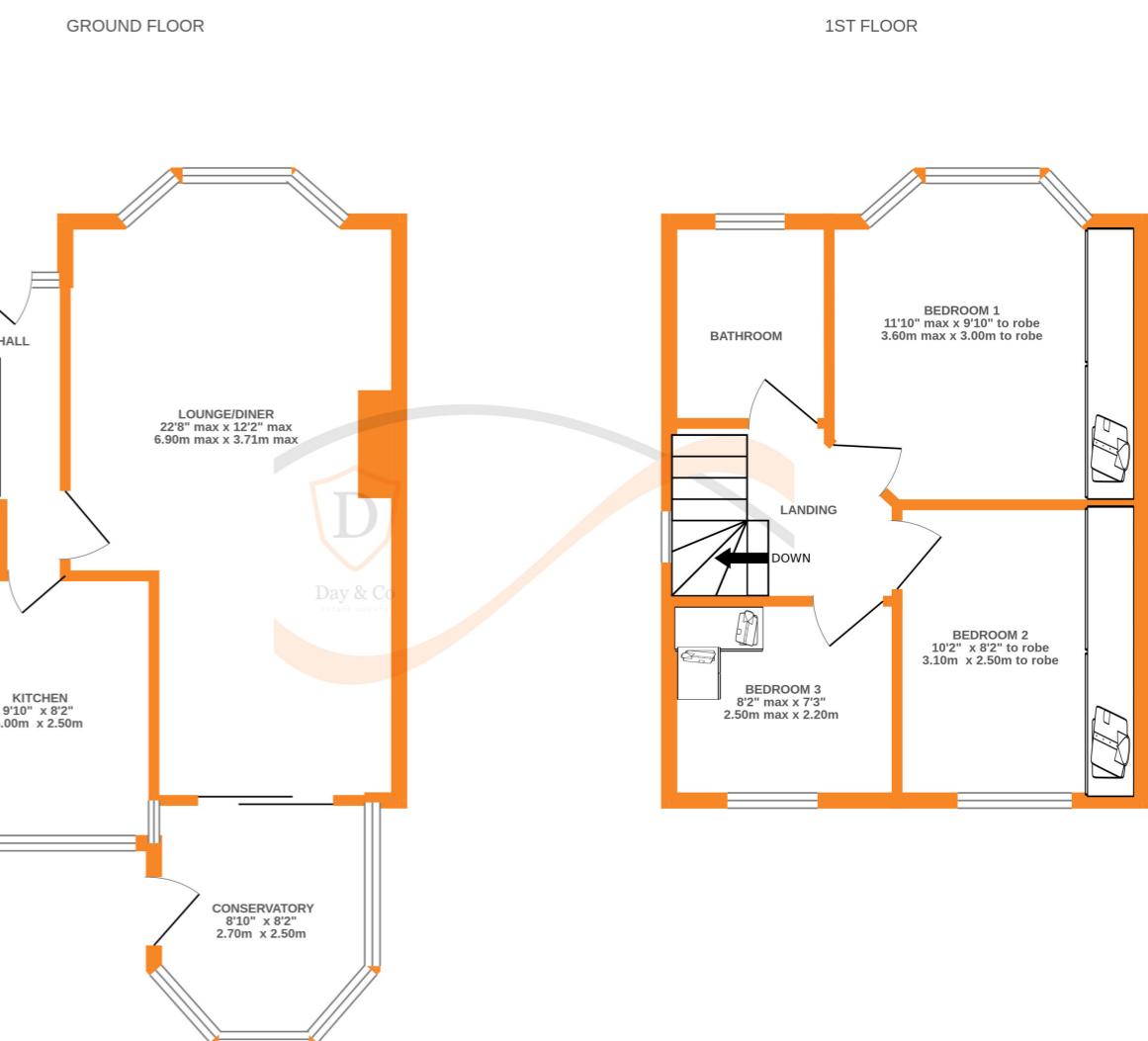
- THREE BEDROOMS
- GARDENS, DRIVE, SMALL GARAGE
- EPC RATING D

SUMMARY

** A MATURE THREE BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR LOCATION, VIEWS OVER FIELDS, PLEASANT GARDENS, CONSERVATORY, GAS CENTRAL HEATING, DOUBLE GLAZING, DRIVEWAY, SMALL GARAGE, NO ONWARD CHAIN, EPC RATING D **

FULL DESCRIPTION

Of interest to a variety of buyers is this mature three bedroom semi-detached family home, situated in the popular village of Laycock with views over fields to the rear and excellent access to the local primary school. This property requires some updating and has accommodation briefly comprises of an entrance hall, the spacious through lounge/diner measures approximately 6.9m in length, double glazed windows to the front, patio doors to the rear giving access to the conservatory. The kitchen has a range of wall and base units, double glazed windows to the rear and door to the side. To the first floor there are three bedrooms with fitted robes/cupboards and completing the accommodation is the house bathroom which has a suite comprising of a corner bath, WC, wash hand basin, double glazed window to the front. Gas central heating and double glazing. Externally there is a front garden, drive to the side, small garage, pleasant rear patio garden, outlook over the fields. EPC Rating D.



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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