



Day & Co  
ESTATE AGENTS

28 Cavendish Street  
Keighley  
BD21 3RG



19 Arncliffe Road, Keighley, West  
Yorkshire, BD22 6AR

£149,995

T: 01535 664609

W: [www.dayandcoestateagents.co.uk](http://www.dayandcoestateagents.co.uk)

E: [keighley@dayandcoestateagents.co.uk](mailto:keighley@dayandcoestateagents.co.uk)



- EPC rating Is E
- Three Bedrooms
- Spacious Bathroom With Four Piece Suite

- Well Presented Semi-Detached
- Modern Fitted Dining Kitchen
- Rear Patio & Decking

## SUMMARY

**\*\*A WELL PRESENTED 3 BEDROOM SEMI-DETACHED FAMILY HOME, MODERN FITTED KITCHEN, SPACIOUS BATHROOM WITH 4 PIECE SUITE!!\*\*** Being situated in this popular residential location offering excellent access to local schools, having gas central heating & double glazing, a rear patio & decking area. EPC Rating is E.

## FULL DESCRIPTION

Of interest to a variety of buyers is this well presented three bedroom semi-detached family home, handily placed for access to local schools. The accommodation comprises of an entrance hall, a tastefully decorated lounge having a gas pebble effect fire, radiator and double glazed window to the front. The dining kitchen has an attractive range of modern base and wall mounted units, integrated oven, hob and extractor fan, and a useful under stairs storage cupboard. There is a separate utility room which has plumbing for an automatic washing machine. To the first floor, the master bedroom is situated to the rear of the property having a radiator and double glazed window, and there are a further two bedrooms on this level. The spacious house bathroom has two double glazed windows, and a four piece suite comprising of a shower cubicle, bath, WC, wash hand basin, as well as having a chrome heated towel rail. Externally there is a gravelled area to the front, and a spacious patio with decking area to the rear. EPC rating is E.

### Entrance Hall

### Lounge

11'11" x 14'

### Dining Kitchen

13'11" x 10'

### Utility Room

6'11" x 5'

### First Floor Landing

### Bedroom 1

14' x 10'

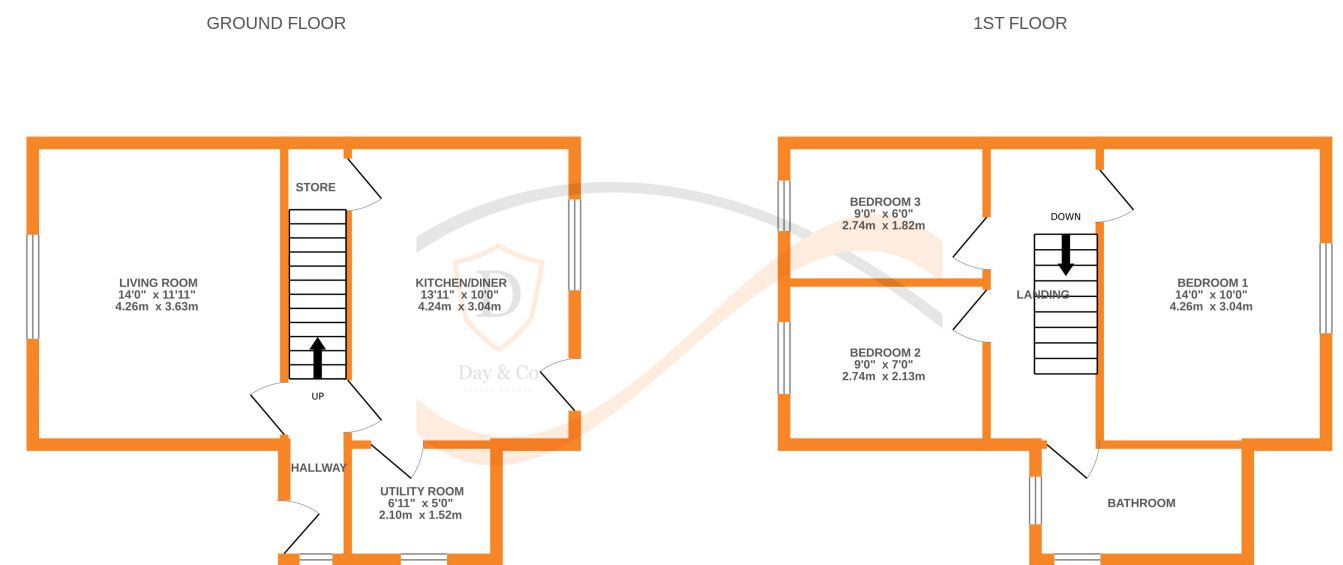
### Bedroom 2

7' x 9'

### Bedroom 3

6' x 9'

### Bathroom



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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