



Day & Co
ESTATE AGENTS

28 Cavendish Street
Keighley
BD21 3RG



7 Highfell Rise, Keighley, West
Yorkshire, BD22 6LG

£265,000

T: 01535 664609

W: www.dayandcoestateagents.co.uk

E: keighley@dayandcoestateagents.co.uk

- FAMILY SIZED DETACHED HOUSE
- 2/3 RECEPTIONS
- GARDENS, GARAGE

- 3/4 BEDROOMS
- CONSERVATORY
- EPC RATING C

SUMMARY

** MODERN DETACHED HOUSE, THREE/FOUR BEDROOMS, TWO RECEPTION ROOMS & CONSERVATORY, GARAGE, GARDENS, EPC RATING C **

FULL DESCRIPTION

Offered for sale is this family sized detached house situated on a modern development off Fell Lane. This property provides 3 first floor bedrooms & 1 ground floor bedroom/additional sitting room along with a living room, dining room and conservatory. In Brief Comprises

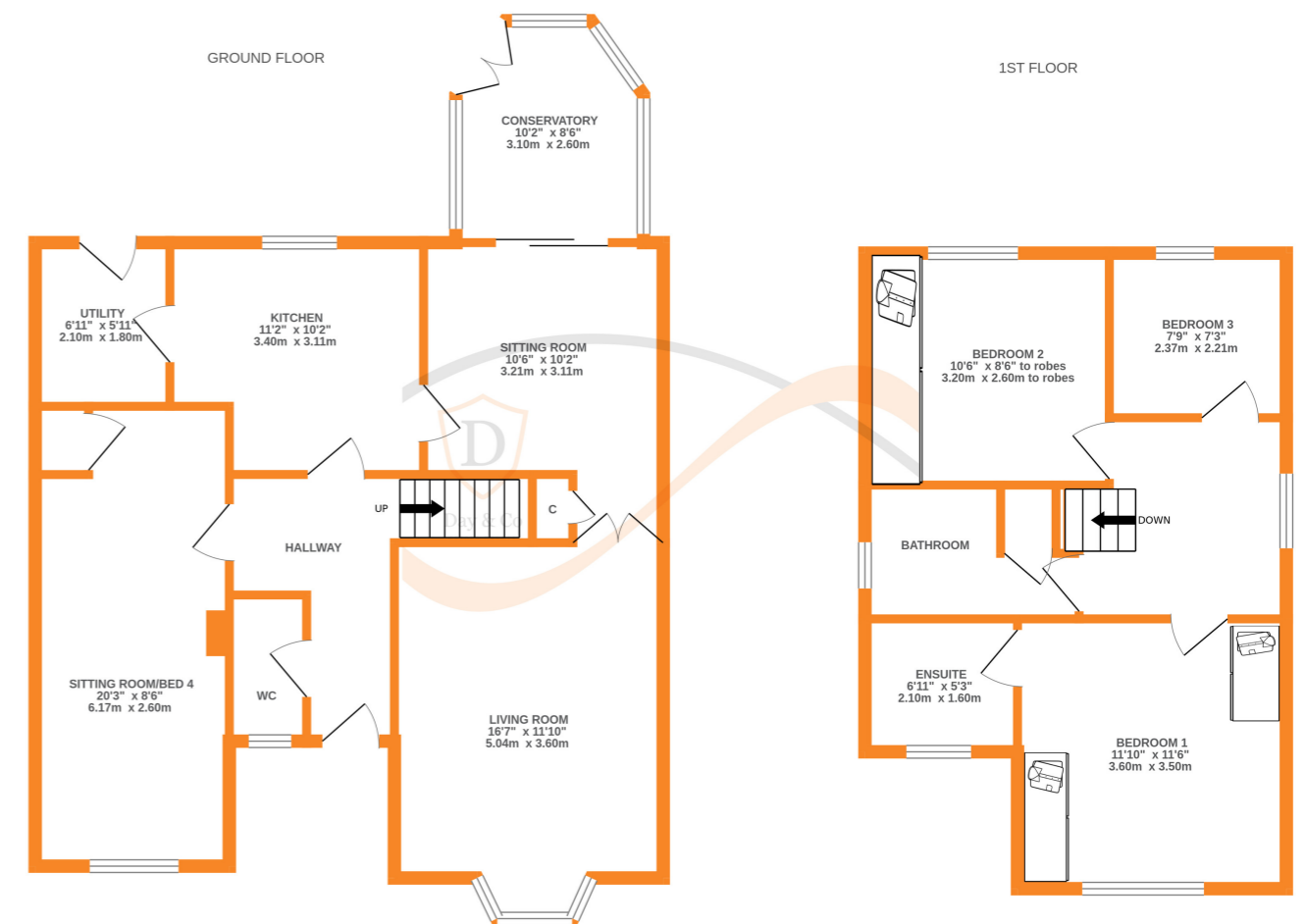
Ground Floor - Entrance Hallway - Ground floor w.c, Lounge with bay window to the front, Sitting Room/4th Bedroom with windows to the front, Dining Room - With double doors from the lounge, Useful under stairs store, Patio Doors opening to the Conservatory, Kitchen - Has a modern fitted range of wall and base units, worktops with sink unit, range cooker, dishwasher, fridge/freezer, Utility Room with plumbing for washing machine and rear door.

First Floor Landing - Access to loft, Bedroom One with Fitted wardrobes, En-Suite Shower Room - Comprising of shower cubicle, wash basin and w.c, Bedroom Two with wardrobes, Bedroom Three and completing the accommodation is the family bathroom with Three piece white suite.

Gas Central Heating & Double Glazing

Outside - Drive to garage and pleasant gardens front and rear

EPC Rating C



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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