



Day & Co  
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- FOUR BED DETACHED
- LARGE CONSERVATORY
- INTERNAL VIEWING ADVISED

- MODERN DINING KITCHEN
- DOUBLE GARAGE, DRIVEWAY
- EPC RATING C

## SUMMARY

\*\* WELL PRESENTED FOUR BEDROOM DETACHED HOUSE, GROUND FLOOR STUDY, SPACIOUS MODERN DINING KITCHEN WITH BREAKFAST ISLAND, LARGE CONSERVATORY, AMPLE PARKING, DOUBLE GARAGE, PATIO AND LAWN REAR GARDEN, INTERNAL VIEWING ADVISED TO FULLY APPRECIATE, EPC RATING C \*\*

## FULL DESCRIPTION

Day & Co are pleased to be marketing this beautifully presented, spacious modern detached house offering family living accommodation over two floors. Pleasantly situated in a cul-de-sac location within this popular development off Wheathead Lane on the top of Exley Head, convenient for local schools.

In brief the accommodation comprises -

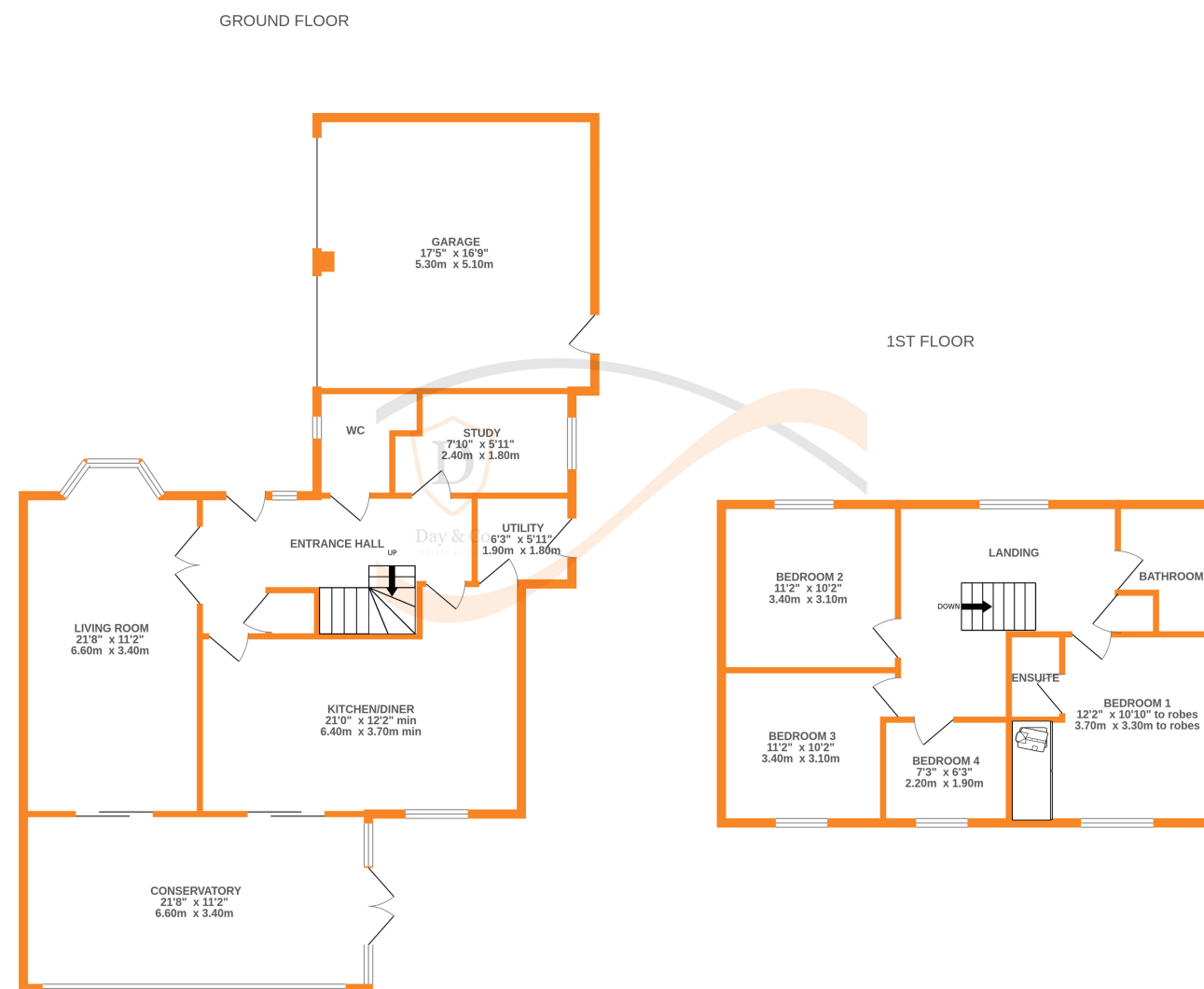
Ground Floor - Entrance hall with cloaks, w.c., Spacious Living Room with bay window to the front and patio doors to the rear, Study with window to the side, a real feature of this property is its well appointed Dining Kitchen which has a comprehensive range of modern fitted base and wall units with quartz worktops, Breakfast Island, appliances that include a double oven, induction hob with down draft extractor, microwave, dishwasher, window to the rear and patio doors opening to the conservatory, Large Conservatory which can be access from both the living room and dining kitchen and has double doors opening to the rear, Utility Room with plumbing for washing machine and side entrance door.

First Floor - Impressive landing, Main Bedroom has built in wardrobes and an en-suite shower room, Three further Bedrooms and completing the accommodation is the house bathroom with modern suite comprising of a bath with shower over and screen, w.c., vanity wash hand basin, towel radiator..

Gas Central Heating, Solar Panels & Double Glazing.

Outside, double garage with two doors, driveway providing parking, patio to the rear enjoying roof top views, steps down to a lawn garden with pond.

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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