



28 Cavendish Street
Keighley
BD21 3RG



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

£225,000

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- EPC Rating Is C
- Three Bedrooms
- Corner Plot With Gardens To Three Sides/Drive & Garage
- Popular Village Of Laycock/Far Reaching Views

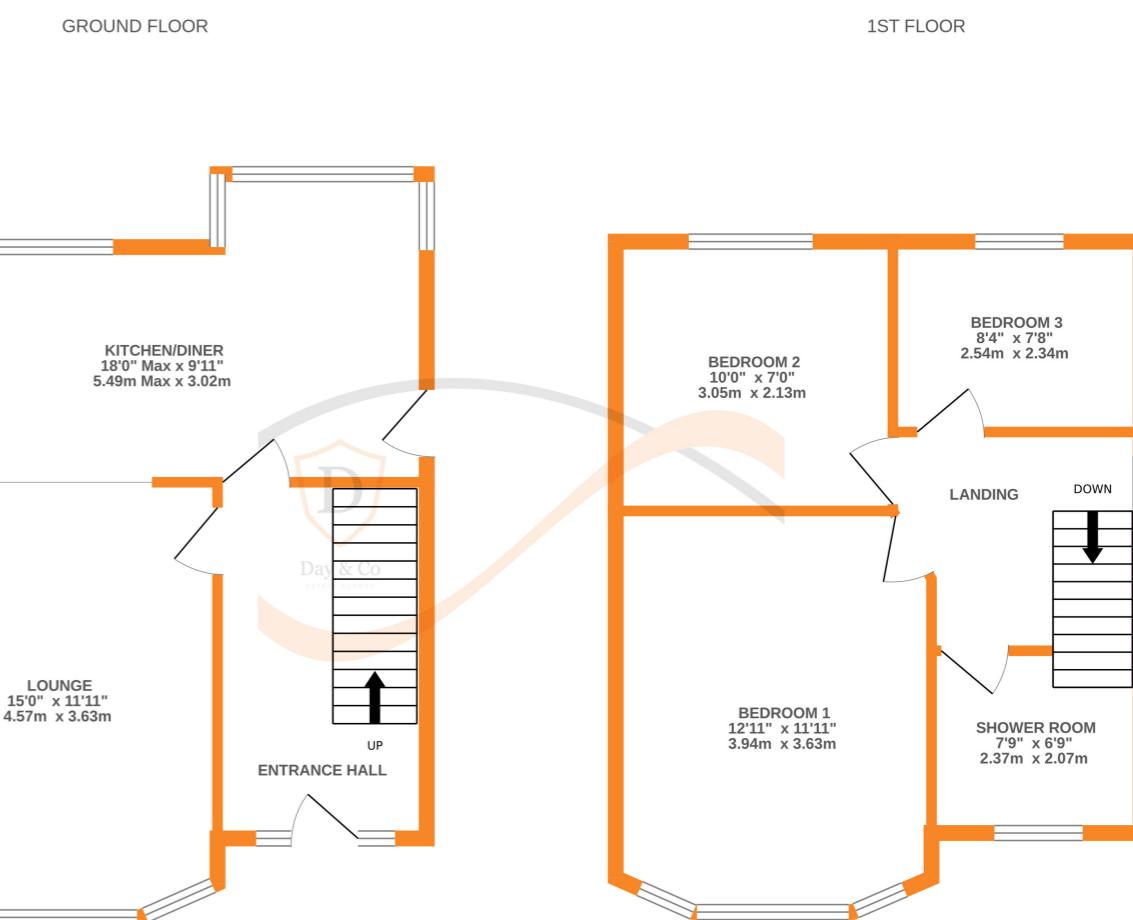
- Superbly Presented Semi-Detached
- Fabulous Modern Fitted Kitchen With Integrated Appliances
- Planning Permission Passed For Single Storey Side Extension (Planning app. no. 25/00457/HOU)

SUMMARY

A SUPERBLY PRESENTED 3 BEDROOM SEMI-DETACHED PROPERTY, POPULAR VILLAGE LOCATION OF LAYCOCK WITH FAR REACHING VIEWS!! Being situated on a corner plot, gardens to 3 sides, drive, garage, modern fitted kitchen with integrated appliances - PLANNING PERMISSION PASSED FOR SINGLE STOREY SIDE EXTENSION (Planning app. no. Ref. No: 25/00457/HOU)!! EPC rating is C.

FULL DESCRIPTION

Of interest to a variety of buyers is this superbly presented three bedroom semi-detached property situated in the popular village location of Laycock with excellent access to the primary school and far reaching views. The accommodation comprises of an entrance hall, the lounge has a gas fired stove in feature fireplace, double glazed window and radiator. The spacious dining kitchen is a real feature of this property having an attractive range of modern base and wall mounted units, integrated appliances to include double oven, hob, extractor fan, fridge, freezer, pantry, double glazed windows to the rear, double glazed door to the side. To the first floor there are three bedrooms, the second bedroom having fitted wardrobes, the master bedroom enjoying far reaching views to the front. The shower room has a modern fitted three piece suite comprising double shower cubicle, WC, wash hand basin, double glazed window to the front. Externally the property is situated on a corner plot having gardens to the front and side, a rear patio, drive and garage. Planning permission has been passed for a single storey side extension (Planning app. no. 25/00457/HOU). Viewing is essential to fully appreciate, EPC rating is 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 guidance 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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