



Day & Co
ESTATE AGENTS

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£160,000

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- 1st Floor Duplex Apartment
 - Double Bedroom With En-Suite Bathroom
 - Allocated Parking Space
- Spacious Accommodation Over 2 Floors
 - Balcony, Distant Views
 - EPC Rating C

SUMMARY

** SPACIOUS FIRST FLOOR DUPLEX APARTMENT, ONE DOUBLE BEDROOM WITH EN-SUITE BATHROOM, CANALSIDE VIEWS, PARKING SPACE, INTERNAL VIEWING ADVISED, EPC RATING C **

FULL DESCRIPTION

Day & Co are pleased to be marketing for sale this spacious, first floor duplex apartment with the benefit of a second floor balcony overlooking the Leeds/Liverpool canal and hillside beyond. The property has the benefit of its own entrance and we feel it could suit a variety of buyers. In brief comprises -

GROUND FLOOR Covered storm porch, door into an entrance hall with staircase leading to the first floor.

FIRST FLOOR - Landing with open staircase leading to the second floor, front elevation window. Living Room which is a spacious reception room with wall mounted gas fire, views over the canal and hills beyond, Study Area to the rear (may have potential to become a 2nd bedroom), Dining Kitchen with an excellent range of modern wall and base units, sink, granite work tops over with ceramic tiling above, recessed gas cooker with hob with concealed extractor fan over. Plumb for automatic washing machine and dishwasher, dual windows overlooking the courtyard,. Cloakroom with two piece white suite comprising wash hand basin together with low suite WC, wall mounted combination boiler.

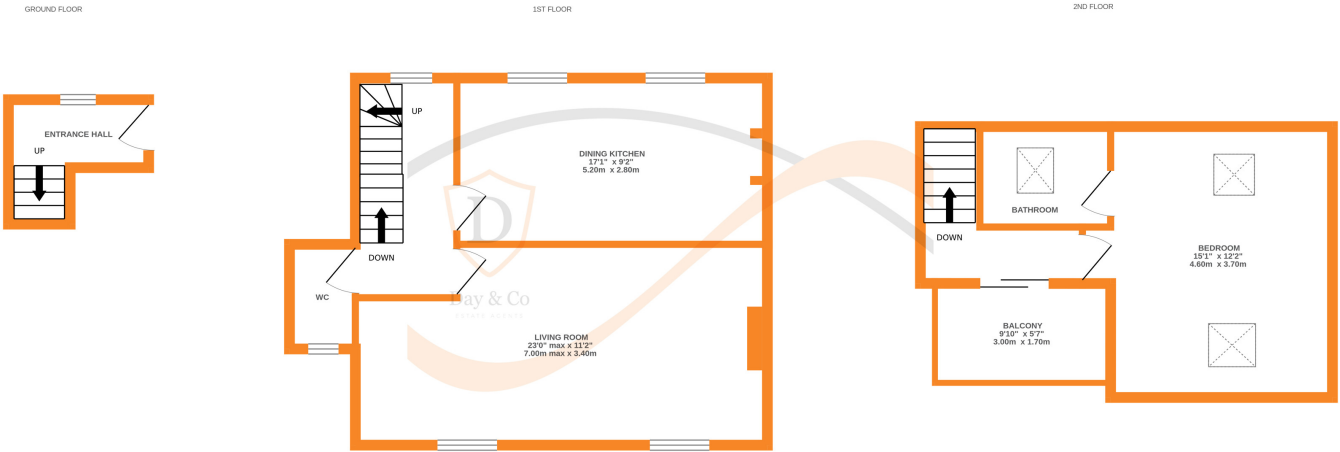
SECOND FLOOR- Landing with doors leading onto the balcony. Bedroom with a range of built in wardrobes, matching drawers and cupboards, dual Velux roof windows. En-Suite Bathroom containing a three piece white suite comprising panelled bath with thermostatically controlled shower over, pedestal wash hand basin together with low suite WC, partial tiling to the walls, Velux roof window. Balcony with space for a table and chairs to enjoy the canal and hillside views.

Gas central heating and double glazing.

OUTSIDE Designated parking space.

ADDITIONAL DETAILS There are no additional charges for ground rent.

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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