



Davies Properties



12 Exley Avenue

Keighley, BD21 1NB

£750 PCM



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Discover this charming property, meticulously maintained to a high standard. Step inside to find a tastefully decorated lounge and a modern kitchen on the ground floor. Upstairs, you'll be greeted by two cosy bedrooms and a well-appointed bathroom. With the added comfort of gas central heating and uPVC double glazing, this home ensures a warm and inviting atmosphere all year round.

Convenience is at your fingertips, with off-road parking right in front and a low-maintenance garden at the rear, perfect for relaxing and entertaining. Nestled in a prime location, this property is a stone's throw away from local amenities and a convenient bus route leading directly to the town centre. Ideal for a young family seeking a delightful new home. Don't miss this opportunity!

GROUND FLOOR

Lounge

12'10" x 12'0" (3.91 x 3.66)

With a UPVC double glazed window and door to the front elevation, central heating radiator and wall-mounted electric fire.

Kitchen

11'7" x 9'6" (3.53 x 2.9)

A modern kitchen with matching wall and base units, with laminate work-surfaces over and laminate up-stands. Plumbing for a washing machine and slimline dishwasher, stainless steel sink, combi-boiler concealed in a cupboard, electric oven with halogen hob and extractor hood over. Under-stairs storage area, uPVC double glazed window and door to the rear elevation and a central heating radiator.

FIRST FLOOR

Landing

With a central heating radiator and loft hatch.

Bedroom One

12'11" x 12'2" (3.94 x 3.71)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

12'9" x 7'0" (3.89 x 2.13)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

6'10" x 5'5" (2.08 x 1.65)

A modern bathroom suite comprising of; panelled bath with shower over, W/C, vanity sink unit, chrome heated towel rail, tiled splash-backs and uPVC double glazed window to the rear elevation.

EXTERIOR

The property benefits from off-road parking to the front and a low-maintenance patio garden to the rear.

OTHER INFORMATION

- ~ Council Tax Band 'A'
- ~ Bond: £865.00
- ~ No Smokers
- ~ No Pets



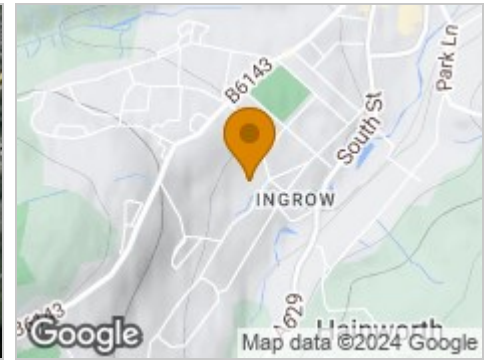
Road Map



Hybrid Map



Terrain Map



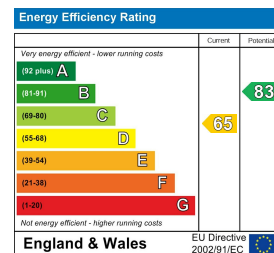
Floor Plan



Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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