



# Davies Properties



## 92 Ingrow Lane

Keighley, BD22 7BU

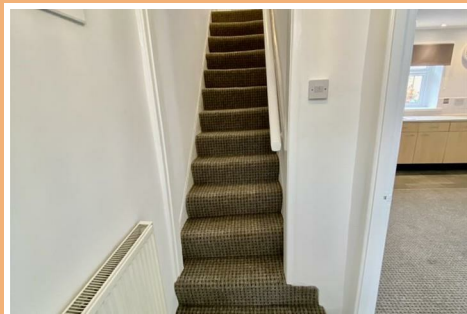
£600 PCM



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This cottage is tastefully decorated and immaculately presented. The accommodation comprises of a cellar to the L/G floor, open-plan lounge and kitchen to the ground floor and two bedrooms and house bathroom to the first floor. The property also benefits from gas central heating and uPVC double glazing and in our opinion would be ideal for a young couple or a young person wanting to make their first move into the rental market.

## LOWER GROUND

### Cellar

## GROUND FLOOR

### Entrance Vestibule

With a central heating radiator and stairs leading off to the first floor.

### Lounge/Kitchen

16'9" x 12'6" (5.11 x 3.81)

Lounge Area - with a uPVC double glazed window to the front elevation, living-flame gas fire and a central heating radiator.

Kitchen Area - with a range of base units with work-surfaces over and tiling to the splash-backs, stainless steel sink, electric oven and ceramic hob with extractor hood over, integrated fridge, two uPVC double glazed windows to the rear elevation, tile-effect vinyl flooring and plumbing for a washing machine.

## FIRST FLOOR

### Landing

With a uPVC double glazed window to the rear elevation and wall-mounted combi-boiler.

### Bedroom One

10'1" x 9'3" (3.07 x 2.82)

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

### Bedroom Two

7'11" x 5'10" (2.41 x 1.78)

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

### Bathroom

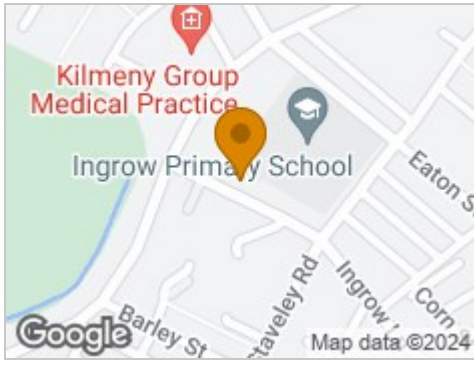
With a white three-piece suite comprising of; bath with electric shower over, built-in wash-basin and W/C and a central heating radiator.

## OTHER INFORMATION

- ~ Council Tax Band 'A'
- ~ Bond: £692.00
- ~ No Smokers
- ~ No Pets



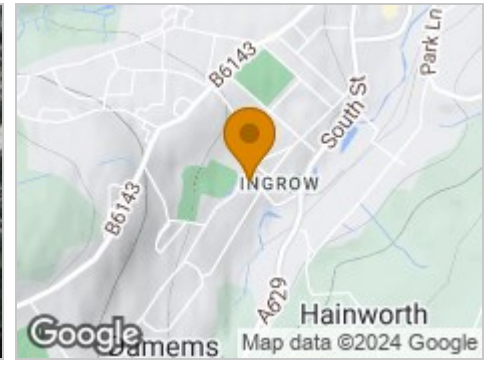
## Road Map



## Hybrid Map



## Terrain Map



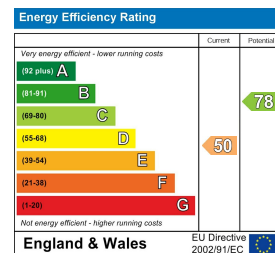
## Floor Plan



## 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



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