



# Davies Properties



## 162 Highfield Lane

Keighley, BD21 2HU

Asking Price £400,000



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## A Handsome and Characterful Victorian Semi-Detached Family Residence

Occupying a generous plot and brimming with period charm, this substantial Victorian semi-detached residence – dating back approximately 160 years – boasts an abundance of original features including intricately carved wooden panelling, solid oak flooring, leaded windows with distinctive stained glass detailing, ornate fireplaces, and a wood-burning stove set within the elegant sitting room.

Lovingly maintained by the current owners for the past 37 years, the property is presented in excellent order throughout and offers exceptionally spacious and versatile accommodation, ideally suited to modern family living. The accommodation comprises six well-proportioned bedrooms, a family bathroom, two en-suite shower rooms, two impressive reception rooms, and a generously sized dining kitchen featuring a Rayburn gas stove.

Externally, the property benefits from off-street parking via a private driveway and an attractive front garden. To the rear lies a beautifully maintained garden with a spacious paved terrace, mature lawned areas, productive fruit and vegetable beds, a variety of established trees – including fruit trees – and a selection of sheltered seating areas enjoying delightful open views.

Further advantages include three useful cellar rooms providing ample storage, including a dedicated log store, and a range of outbuildings currently utilised as workshops, storage, and greenhouses – ideal for keen gardeners or those with a self-sufficient lifestyle in mind.

The home is equipped with argon-filled double-glazed windows throughout most rooms, gas central heating, and benefits from solar panels installed in 2011, with a new hybrid battery system fitted in January 2025 – offering impressively low energy bills.

This is a rare opportunity to acquire a much-loved family home full of warmth, character, and potential – early viewing is highly recommended.

## LOWER GROUND FLOOR

### Cellar Rooms

Three practical storage rooms, including one containing the consumer units and another housing the combi boiler.

## GROUND FLOOR

### Entrance Hallway

uPVC entrance door with decorative stained glass window-light, staircase rising to the first floor, central heating radiator, and coving to the ceiling.

### Living Room

14'9" x 14'1" (4.50m x 4.29m)

uPVC argon-filled double glazed bay window to the front elevation with window seat, ornate ceiling coving, central heating radiator, and a turbo log-burning stove set within a marble inset and hearth, complemented by an ornate fire surround.

### Dining Room

13'5 x 8'3" (4.09m x 2.51m)

Full of character, featuring wood-panelled walls, a gas fire set within an ornate period-style surround, central heating radiator, and French doors opening onto the rear garden. Includes intricately detailed stained glass windows and ornate ceiling coving.

### Kitchen

10'0" x 9'1" (3.05m x 2.77m)

A fitted kitchen featuring a range of matching wall and base units with complementary work surfaces, wood panelling to the walls and ceiling, and plumbing for both a washing machine and dishwasher. Includes electric and gas points for a freestanding cooker with extractor chimney hood above, a one and a half bowl resin sink, and two uPVC argon-filled double glazed windows to the rear elevation and Karndean flooring.

### Dining Area

14'9" x 9'1" (4.50m x 2.77m)

Fitted with Karndean flooring, a Rayburn gas-fired stove, uPVC argon-filled double glazed window, and a uPVC entrance door.

## FIRST FLOOR

### Landing

Includes a useful storage cupboard, ideal for bed linen and towels.

### Bedroom 1

15'4" x 12'5" (4.67m x 3.78m)

Featuring a uPVC argon-filled double glazed window to the front elevation, two large built-in wardrobes, central heating radiator, and ceiling coving.

### Bedroom 2

13'4" x 9'1" (4.06m x 2.77m)

Featuring an ornate fireplace, central heating radiator, and uPVC argon-filled double glazed window to the rear elevation.

### En-suite

Includes a shower cubicle with electric shower, vanity sink unit, chrome heated towel rail, and tiled walls.

### Bedroom 3

10'0" x 9'9" (3.05m x 2.97m)

Featuring a uPVC argon-filled double glazed bay window overlooking the rear garden with stained glass detailing, built-in bedroom furniture, and an electric storage heater.

### Bedroom 6

13'7" x 6'5" (4.14m x 1.96m)

Benefiting from a uPVC argon-filled double glazed window to the front elevation, central heating radiator, and ceiling coving.

### Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Comprising a white three-piece suite with a corner shower cubicle featuring an electric shower, W/C, and vanity sink unit. The bathroom benefits from tiled walls, a chrome heated towel rail, and a uPVC argon-filled double glazed window to the side elevation.

### W/C

Featuring a uPVC argon-filled double glazed window to the side elevation and a built-in W/C.

## SECOND FLOOR

### Landing

A practical landing area with a Velux roof window and under-eaves storage.

### Bedroom 4

12'8" x 12'6" (3.86m x 3.81m)

Featuring a Velux roof window and a uPVC argon-filled double glazed window to the side elevation with far-reaching views, electric storage heater, and built-in cupboard.

### En-suite

7'5" x 5'9" (2.26m x 1.75m)

Includes a vanity sink unit, shower cubicle, W/C, under-eaves storage access, electric storage heater, and a Velux roof window.

### Bedroom 5

12'8" x 6'6" (3.86m x 1.98m)

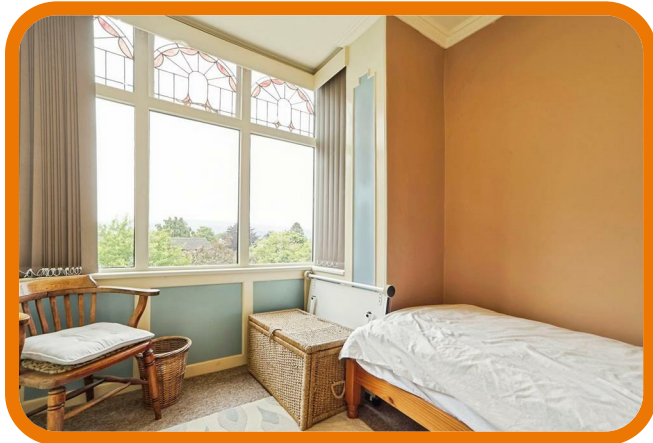
Featuring a Velux roof window and an electric storage heater.

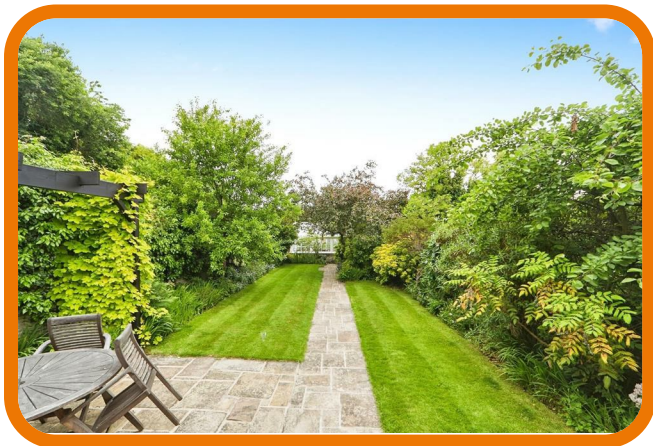
## EXTERIOR

The property benefits from a driveway to the front offering convenient off-road parking and a well-maintained garden with mature shrubs. A pathway runs along the side of the house leading to the rear garden, which features a tiered patio area ideal for outdoor entertaining during the summer months. The spacious lawned garden includes a central pathway, mature trees, shrubs, a pond, and outbuildings such as a workshop and greenhouses, perfect for gardening enthusiasts. Additionally, fruit and vegetable patches enhance the appeal for those with a passion for horticulture.

## ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: E
- ~ Parking: Driveway
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.
- ~ Solar Panels: There is a 10 year maintenance contract on the solar panels inverter and batteries dated from 07/01/2025





Road Map



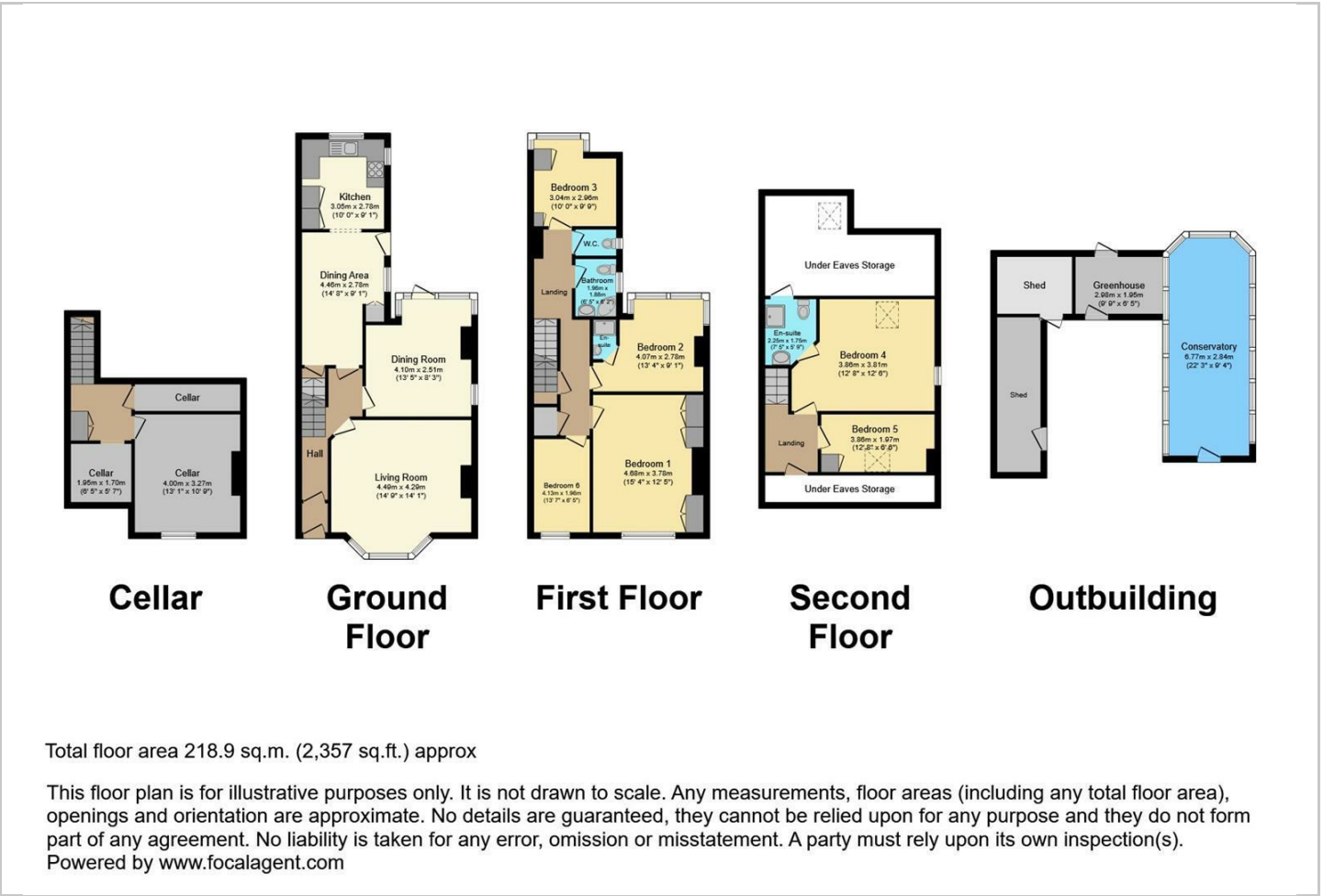
Hybrid Map



Terrain Map



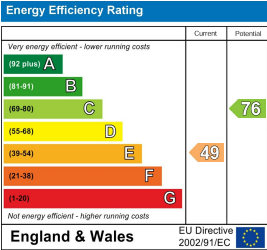
Floor Plan



Viewing

Please contact our Davies Properties Sales 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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