



# Davies Properties



## 11 Prospect Crescent

Keighley, BD22 6LP

Price £198,500



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Here is an exceptional opportunity to acquire a delightful family home nestled in a peaceful cul-de-sac within a highly sought-after neighbourhood. This property boasts an enviable location, being within easy walking distance of the well-regarded Nessfield Primary School and Beckfoot Oakbank Secondary School, as well as conveniently close to a local bus route providing easy access to the town centre.

Offered with vacant possession, meaning no onward chain, this home promises a smooth and stress-free purchasing process. The current owners have cherished this property as their family home since the late 1960s - a testament to its charm, appeal, and enduring qualities. This is a truly rare find, brimming with potential for its next fortunate owners.

The property is approached via a long driveway, capable of accommodating multiple vehicles in tandem, which leads to a detached single garage. The front garden is beautifully tiered with well-maintained lawns, complemented by flower beds and a patio area, ideal for relaxing or entertaining. At the rear, a private and mature garden awaits, featuring established trees and shrubs, creating a tranquil and verdant outdoor space for

## GROUND FLOOR

### Entrance Hall

14'0" x 6'06" (4.27m x 1.98m)

With a uPVC double glazed entrance door, central heating radiator, stairs leading off to the first floor and useful under-stairs storage cupboard housing the combi-boiler.

### Kitchen

13'02" x 9'01" (4.01m x 2.77m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs. Integrated double electric oven, 5 ring gas hob with extractor hood over and double circular stainless steel sink. Plumbing for a washing machine, uPVC double glazed window to the rear elevation and a uPVC double glazed entrance door to the side elevation.

### Lounge/Diner

23'09" x 12'01" (7.24m x 3.68m)

With uPVC double glazed windows to the front and rear elevations, two central heating radiators, electric feature fire complimented with a modern surround.

## FIRST FLOOR

### Landing

6'11" x 5'06" (2.11m x 1.68m)

With a uPVC double glazed window to the side elevation.

### Bedroom One

13'0" x 12'02" (3.96m x 3.71m)

With a uPVC double glazed window to the front elevation enjoying long-distant views and a central heating radiator.

### Bedroom Two

11'01" x 9'08" (3.38m x 2.95m)

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

### Bedroom Three

8'09" x 7'08" (2.67m x 2.34m)

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

### Bathroom

7'07" x 6'03" (2.31m x 1.91m)

With a three-piece suite comprising of bath with electric shower over, W/C and vanity sink unit. Tiled walls and floor, uPVC double glazed window to the front elevation and a chrome heated towel rail.

## EXTERIOR

The front garden consists of a tiered lawned garden with flower bed borders and a patio area. Driveway leading to a single detached garage. The rear garden is low maintenance with mature trees and shrubs.

## OTHER INFORMATION

- ~ Council Tax Band 'C'
- ~ Tenure: Freehold
- ~ Parking: Driveway leading to a single detached garage



## 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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