



# Davies Properties



## 72 Colne Road

Keighley, BD22 7PB

Offers Over £250,000





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**\*\*NO UPWARD CHAIN\*\***

Welcome to this charming three-bedroom semi-detached family residence, proudly presented to the market with vacant possession. Nestled in the sought-after village of Oakworth, this delightful home promises a comfortable and spacious living experience.

Upon entry, you are greeted by a warm and inviting entrance hall, leading to a spacious lounge, a convenient W/C, and a stylish dining kitchen equipped with integrated appliances - all thoughtfully designed on the ground floor. Venture upstairs to discover three well-appointed bedrooms and a tastefully appointed four-piece family bathroom.

## GROUND FLOOR

### Entrance Hall

With a uPVC double glazed entrance door leading into a welcoming entrance hall, with stairs leading off to the first floor, uPVC double glazed window to the side elevation, laminate flooring, useful under-stairs storage area and a central heating radiator.

### Living Room

11'08" x 13'10" (3.56m x 4.22m)

With a uPVC double glazed bay window to the front elevation, wood-burning stove inset into an inglenook style fireplace with stone hearth and wooden-beam shelf and a central heating radiator.

### W/C

4'09" x 2'10" (1.45m x 0.86m)

With a uPVC double glazed window to the front elevation, W/C, wall-mounted sink, a central heating radiator and tiled floor and walls.

### Dining Kitchen / Entertaining Space

18'07" x 14'10" (5.66m x 4.52m)

If you love entertaining guests, then you'll love this room! This is the hub of the home - a beautiful modern dining kitchen with breakfast island, providing space for family mealtimes, entertaining friends, or somewhere for the kids to do their homework. The two integrated electric ovens mean that Christmas Dinner will never be a struggle. This

beautifully designed kitchen boasts a range of modern matching wall and base units enhanced with wooden work-surfaces over, incorporating a ceramic hob with extractor hood over, one and a half bowl sink, integrated dishwasher and washing machine. Also having a useful storage pantry, large breakfast island, two integrated electric ovens, recessed spotlights to the ceiling and a modern panelled central heating radiator. Laminate flooring, uPVC double glazed window and French doors leading out to the rear garden and a uPVC double glazed entrance door to the side elevation.

## FIRST FLOOR

### Landing

With a uPVC double glazed window to the side elevation and loft hatch to the ceiling - the boiler is located in the loft.

### Bedroom One

14'00" x 10'09" (4.27m x 3.28m)

With a uPVC double glazed window to the front elevation which enjoys a view of Oakworth Parish Church and a central heating radiator.

### Bedroom Two

11'11" x 10'06" (3.63m x 3.20m)

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

### Bedroom Three

8'04" x 7'09" (2.54m x 2.36m)

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

### Bathroom

8'07" x 7'08" (2.62m x 2.34m)

With a white four-piece suite comprising of walk-in shower cubicle, free-standing bath, W/C and vanity sink unit. Tiled flooring and majority tiling to the walls, uPVC double glazed window to the side elevation, heated towel rail central heating radiator and recessed spotlights to the ceiling.

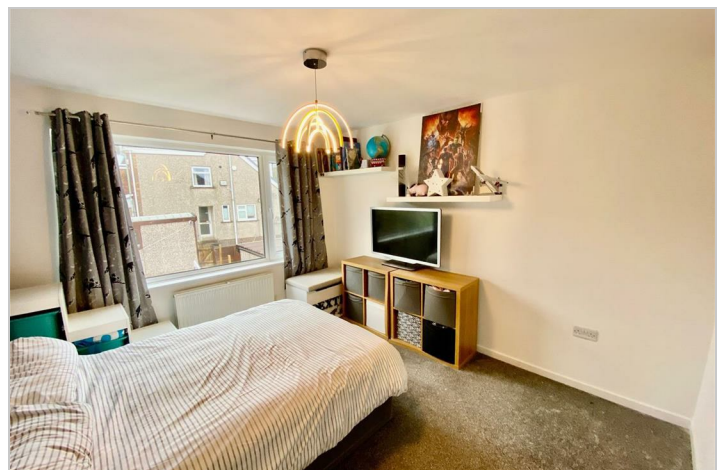
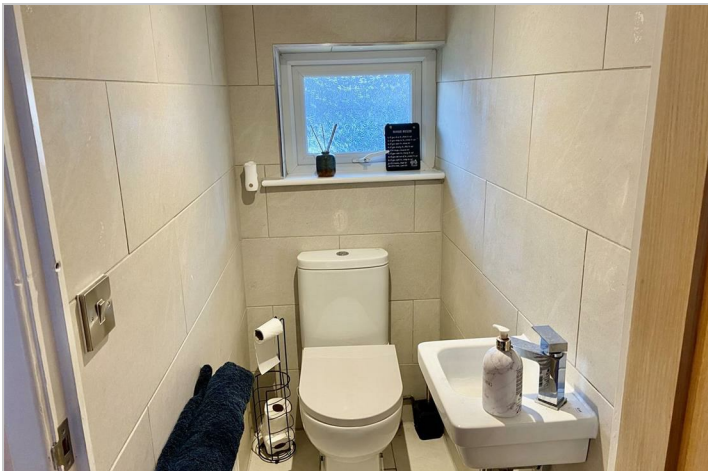
### EXTERIOR

There is a lawned garden to the front and a pathway leads down the side of the property to the rear garden, which consists of a paved patio terrace and lawned garden - making an ideal outdoor entertaining space for the summer months. To the rear of the property is a single garage with an extra long driveway providing useful off-road parking for at least two vehicles in tandem.

### OTHER INFORMATION

Council Tax Band 'C'

Tenure: Freehold



## Road Map



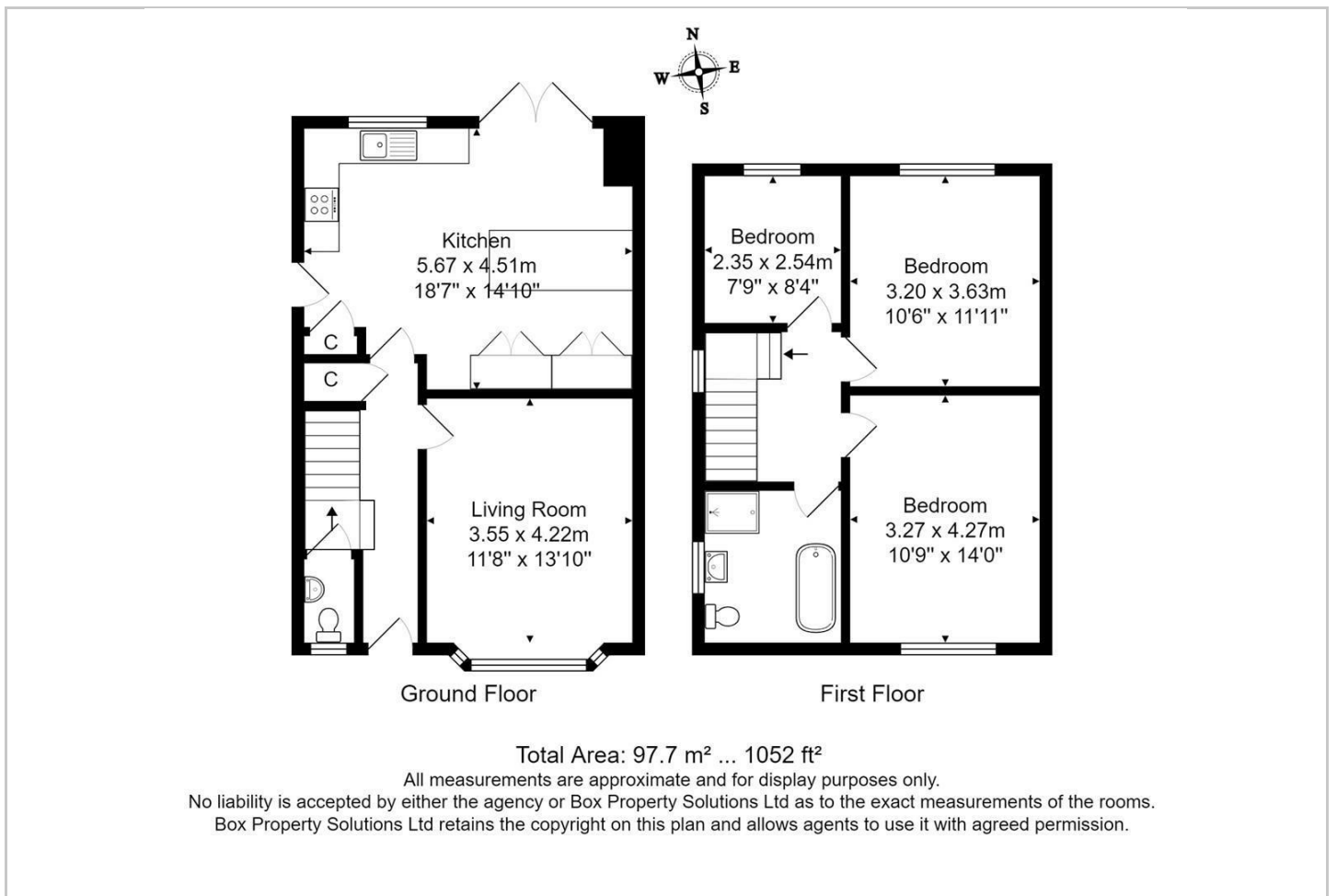
## Hybrid Map



## Terrain Map



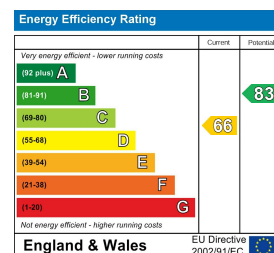
## Floor Plan



## 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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