



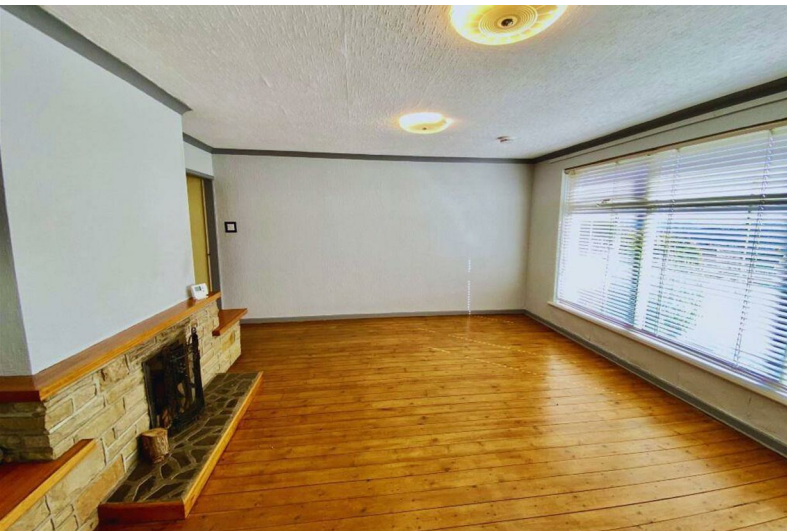
# Davies Properties



## 25 Shann Avenue

Keighley, BD21 2TL

Offers In The Region Of £135,000



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A spacious two bedroom semi-detached bungalow, set in an elevated position, comprising of a lounge, kitchen, two bedrooms and a bathroom. The property benefits from uPVC double glazing, gas central heating, driveway and gardens to the front and rear. There is also a useful garage located beneath the property. Far-reaching views are enjoyed from both the kitchen and lounge windows. The price reflects that the property is in need of some modernisation, but gives you the opportunity to put your own stamp on it.

## Entrance Hall

6'02" x 5'09" (1.88m x 1.75m)

With a central heating radiator and loft hatch.

## Lounge

16'11" x 14'10" (5.16m x 4.52m)

With a central heating radiator, uPVC double glazed panoramic window to the front elevation, enjoying distant views and a stone fireplace.

## Kitchen

11'10" x 9'2" (3.61m x 2.79m)

With a range of wall and base units with work-surfaces over, stainless steel sink, plumbing for a washing machine, free-standing gas cooker with recirculatory hood over, central heating radiator and a uPVC double glazed window to the front elevation.

## Bedroom One

12'09" x 11'08" (3.89m x 3.56m)

With a uPVC double glazed window to the rear elevation, radiator and built-in wardrobes.

## Bedroom Two

12'9" x 8'02" (3.89m x 2.49m)

With uPVC double glazed French doors to the rear garden and a central heating radiator.

## Bathroom

9'07" x 5'10" (2.92m x 1.78m)

With a coloured four-piece suite comprising of

corner bath, shower cubicle with electric shower, pedestal hand wash basin and W/C. Central heating radiator and a uPVC double glazed window to the side elevation.

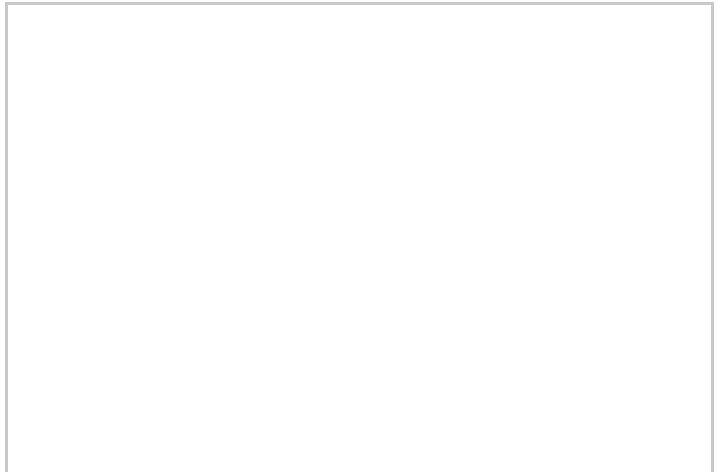
## EXTERIOR

With a driveway to the front providing useful off-road parking leading to a garage beneath the property. There is also a lawned garden to the front and a tiered garden to the rear with lawn and patio area.

## OTHER INFORMATION

~ Council Tax Band 'B'

~ Tenure: Freehold



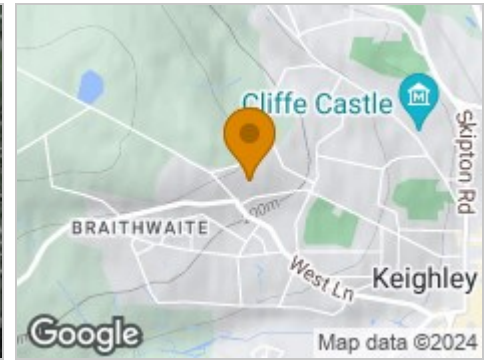
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Ground Floor

Approx. 68.7 sq. metres (739.9 sq. feet)

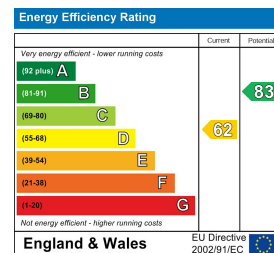


Total area: approx. 68.7 sq. metres (739.9 sq. feet)

## 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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