



# Davies Properties



## 46 Main Street

Stanbury, Keighley, BD22 0HB

Offers In The Region Of £310,000





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Welcome to this charming property located on Main Street in the picturesque village of Stanbury. This delightful end-terrace house has been the family home of the current vendors for over twenty years and offers a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious reception room, with exposed feature beams complete with a charming inglenook fireplace, housing a wood-burner, ideal for relaxing with family and giving a cosy ambience, especially in the winter months. The dining kitchen offers plenty of space to entertain your guests, with a panoramic window enjoying long-distant countryside views. The property also boasts three well-appointed bedrooms, providing ample space for a growing family or for those in need of a home office.

With two bathrooms, mornings will be a breeze in this property, ensuring no more queues for the shower and the convenience of having a garage is a rare find in this quaint village setting.

Located in the heart of Stanbury, you'll enjoy the tranquillity of village life, while still being within easy reach of local amenities and scenic walks in the surrounding Brontë countryside. The local primary school is renowned and sought after and its latest Ofsted Report in October 2023 had an overall effectiveness of 'GOOD'.

Don't miss the opportunity to make this lovely characterful property your new home. Book a viewing today and start envisioning the wonderful memories you could create in this charming end terrace house on Main Street.

## GROUND FLOOR

### Entrance Porch

With a uPVC entrance door and uPVC double glazed window and tiled flooring.

### Lounge

With laminate flooring, uPVC double glazed window to the front elevation with stone mullions, two central heating radiators and a uPVC double glazed window to the side elevation. Inglenook fireplace with wood-burning stove and open-plan staircase leading to the first floor.

### Utility Room

With tiled flooring, plumbing for a washing machine

and space for a tumble dryer, circular sink unit, uPVC double glazed window to the side elevation and a central heating radiator.

### W/C

With a W/C, wall-mounted sink, tiled flooring, uPVC double glazed window to the rear elevation and wall-mounted boiler

### Dining Kitchen

With a uPVC double glazed window to the front elevation with exposed stone mullions and a uPVC double glazed window to the rear elevation enjoying long-distant countryside views and two central heating radiators. Having a range of matching wall and base units with work-surfaces over and tiling to

the splash-backs, gas range cooker, integrated fridge/freezer, laminate flooring and exposed feature beams.

## FIRST FLOOR

### Landing

With loft hatch, storage cupboard, a uPVC double glazed window to the rear elevation and a central heating radiator.

### Master Bedroom

With a uPVC double glazed window to the rear elevation enjoying countryside views over the valley and a uPVC double glazed window to the front elevation and two central heating radiators.

### En-Suite Shower Room

A modern suite comprising of pedestal hand wash basin, W/C and shower cubicle.

### Bedroom Two

With uPVC double glazed windows to the front and side elevations, exposed feature beam and stonework and a central heating radiator.

### Bedroom Three

With a uPVC double glazed window to the side

elevation, a central heating radiator and an exposed feature beam.

### Bathroom

With a four-piece suite comprising of a corner bath, W/C, pedestal hand wash basin and shower cubicle. Also having two uPVC double glazed windows to the rear elevation.

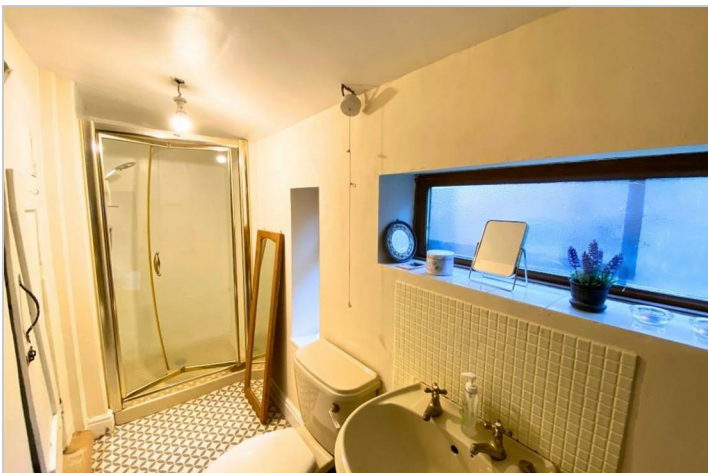
### EXTERIOR

There is a free-standing garage to the rear of the property.

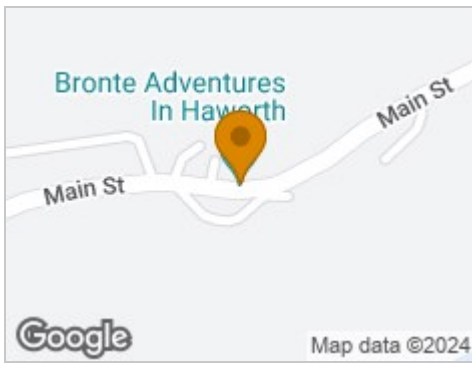
### OTHER INFORMATION

~ Tenure: Freehold

~ Council Tax Band 'D'



## Road Map



## Hybrid Map



## Terrain Map



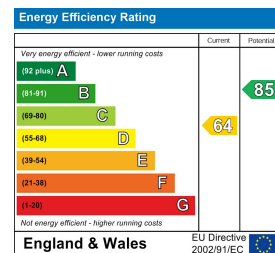
## Floor Plan



## 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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