



# Davies Properties



**35 Airedale Road, Keighley, BD21 4LW**

**£750 Per Month**

We are delighted to present this charming three-bedroom family home, ideally situated in the heart of Keighley. Offering spacious and well-appointed accommodation across four levels, this property is perfect for family living.

The lower ground floor features a useful cellar, while the ground floor comprises a welcoming lounge and a generously sized dining kitchen. On the first floor, you'll find two well-proportioned bedrooms and a family bathroom, with a spacious attic bedroom occupying the second floor.

Benefiting from gas central heating and uPVC double glazing, this home is conveniently located just a short distance from Keighley town centre, offering easy access to local amenities, schools, and transport links. An excellent opportunity for those seeking a comfortable and well-situated family home.

## LOWER GROUND FLOOR

### Cellar

A practical and convenient storage space.

## GROUND FLOOR

### Dining Kitchen 14'3" x 12'10" (4.34m x 3.91m)

Featuring a uPVC double-glazed entrance door and front-facing window, this space is fitted with a range of matching wall and base units complemented by work surfaces and tiled splashbacks. It also includes a stainless steel sink, plumbing for a washing machine, a freestanding gas cooker, a central heating radiator, and convenient access to the cellar.

### Lounge 13'9" x 11'3" (4.19m x 3.43m)

With a uPVC double glazed window and door to the rear elevation and a central heating radiator and fireplace creating a focal point in the room.

## FIRST FLOOR

### Bedroom One 13'11" x 11'4" (4.24m x 3.47m)

With a uPVC double glazed window to the rear elevation and a central heating radiator, cast iron ornate feature fireplace and useful under-stairs storage cupboard.

### Bedroom Two 10'4" x 9'2" (3.15m x 2.79m)

Featuring a uPVC double-glazed window to the front, this room is enhanced by a central heating radiator, an ornate cast iron fireplace, and laminate flooring.

### Bathroom 10'4" x 4'11" (3.15m x 1.50m)

With a three-piece suite comprising of panelled bath with shower mixer tap overhead, W/C and pedestal hand wash basin, tiling to the splash-backs, uPVC double glazed window to the front elevation and a central heating radiator.

## SECOND FLOOR

### Attic Bedroom 16'10" x 14'3" (5.13m x 4.34m)

A large bedroom with a uPVC double glazed window to the side elevation and two Velux roof windows and a central heating radiator.

## EXTERIOR

There is a hard-standing to the side of the property with a picnic table and to the rear is a lawned garden with patio area.

## OTHER INFORMATION

~ Council Tax Band 'A'

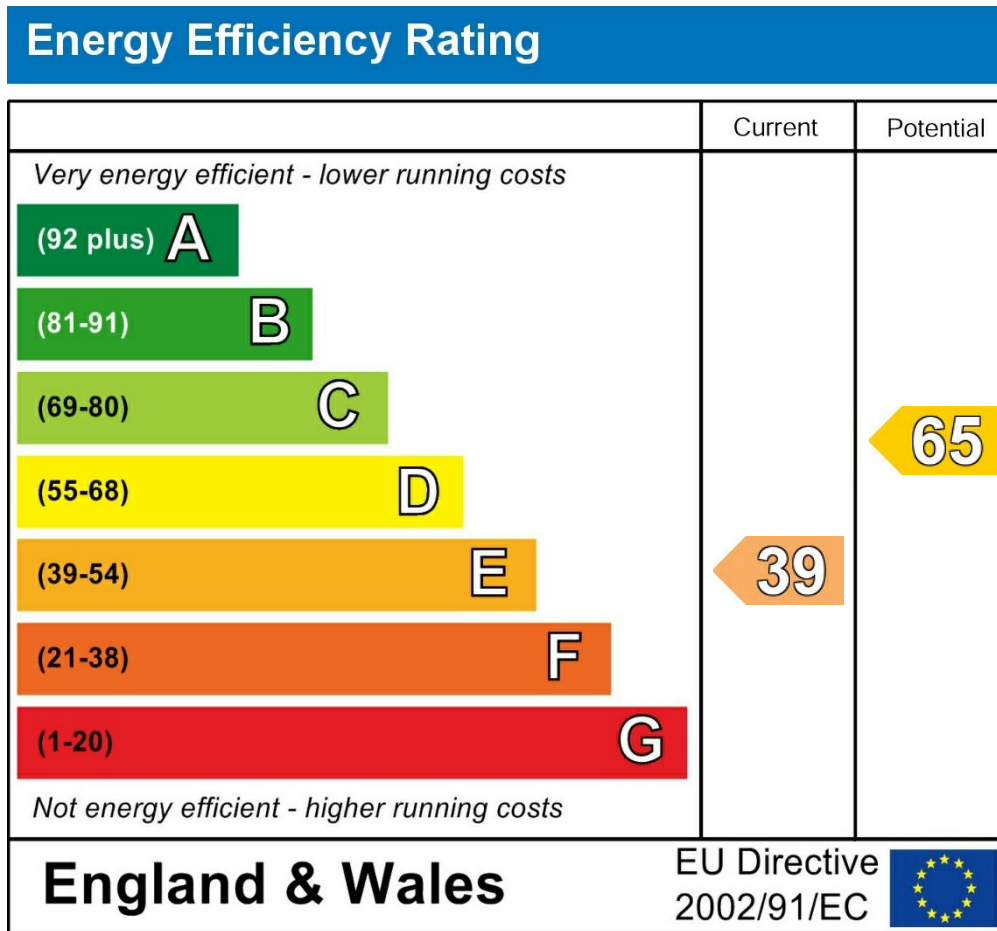
~ Bond: £865.00

~ No Smokers

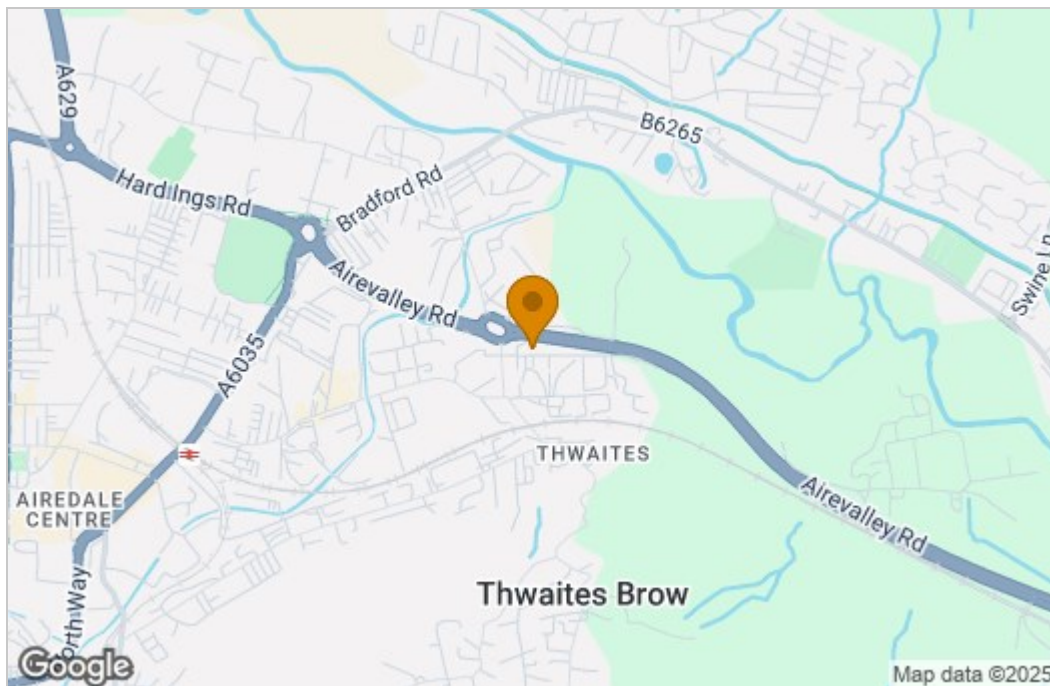
~ Pets will be considered on a case by case basis



## Energy Efficiency Graph



## Area Map



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