



Davies Properties



8 Bilberry Rise

Keighley, BD22 8LS

Reduced To £199,000



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We are pleased to offer 'for sale' this well-presented and spacious family home, built by the respected local developers, Messrs Skipton Properties. The property provides practical and flexible living accommodation across three levels. The lower ground floor comprises an integral garage, a bedroom, a utility room, and a W/C. The ground floor features an entrance hall, a good-sized lounge, and a well-equipped kitchen. On the first floor, there are two bedrooms and a family bathroom.

The property benefits from wood-framed double-glazed windows and gas central heating. Externally, there is a garden to the front and a driveway to the rear, offering off-road parking.

This home would be ideal for families or investors alike. It has been successfully let by the current owner since 2018, achieving a rental income of £920 per calendar month, making it a strong investment opportunity. The property is offered with vacant possession and no onward chain.

LOWER GROUND FLOOR

Integral Garage

This integral garage offers secure parking for one vehicle and can also serve as a valuable storage space.

Bedroom Three

10'5" x 6'7" (3.18 x 2.01)

Featuring a wood-framed, double-glazed window on the rear elevation and a central heating radiator.

Utility Room

5'7" x 4'10" (1.7 x 1.47)

Equipped with plumbing for a washing machine, space for a tumble dryer, a central heating radiator, and wood-effect laminate flooring.

W/C

5'7" x 3'2" (1.7 x 0.97)

Featuring a W/C, a wall-mounted sink, a central heating radiator, and wood-effect laminate flooring that seamlessly extends from the utility room.

GROUND FLOOR

Entrance Hall

Featuring a composite entrance door, a central heating radiator, and a staircase providing access to both the first floor and lower ground floor levels.

Lounge

15'2" x 10'6" (4.62 x 3.2)

Boasting two wood-framed, double-glazed windows on the rear elevation that allow ample natural light to enter, along with a living flame gas fire and a central heating radiator.

Dining Kitchen

10'9" x 8'5" (3.28 x 2.57)

Featuring a range of matching wall and base units complemented by durable work surfaces, a resin sink, an integrated electric oven, a gas hob with a recirculating hood, and a wall-mounted combi boiler. Additional highlights include a central heating radiator, laminate flooring, and a wood-framed double-glazed window on the front elevation.

FIRST FLOOR

Bedroom One

11'11" x 10'7" (3.63 x 3.23)

Featuring a wood-framed double-glazed window on the front elevation, built-in wardrobes with matching bedside tables, a central heating radiator, and a convenient storage cupboard.

Bedroom Two

8'9" x 8'7" (2.67 x 2.62)

Featuring a wood-framed double-glazed window on the rear elevation and a central heating radiator.

Bathroom

6'3" x 5'6" (1.91 x 1.68)

Featuring a white three-piece suite, including a panelled bath with an overhead shower, a W/C, and a pedestal hand wash basin. The bathroom also includes tiled walls, a wood-framed double-glazed window on the rear elevation, and a chrome heated towel rail.

EXTERIOR

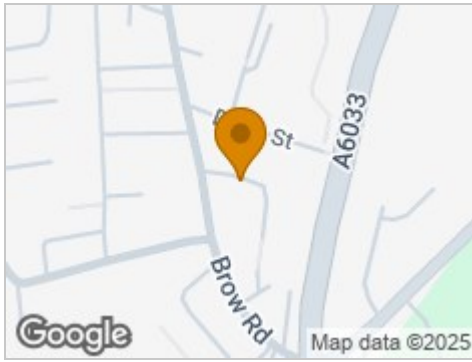
The front of the property boasts a low-maintenance garden with shrubs, a patio area, and decorative pebbles. At the rear, a block-paved driveway provides access to the garage.

OTHER INFORMATION

- ~ Council Tax Band 'C'
- ~ Tenure: Freehold
- ~ Parking: Driveway and integral garage



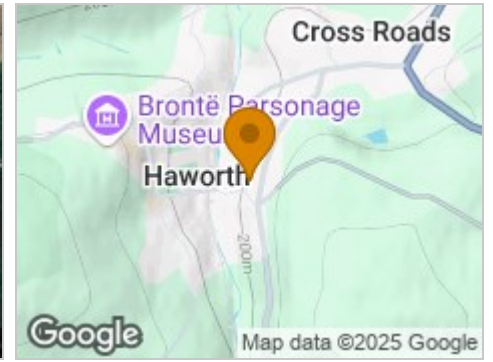
Road Map



Hybrid Map



Terrain Map



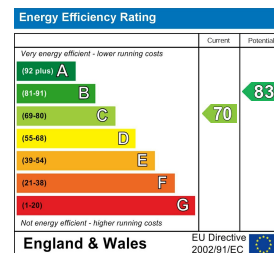
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.