



# Davies Properties



## **56 Mannville Grove, Keighley, BD22 6AE**

**Asking Price £105,000**

This deceptively spacious through-terrace property offers well-proportioned accommodation arranged over three floors and represents an excellent opportunity for buyers looking to modernise a home to their own taste. The asking price has been set to reflect the level of updating required.

To the ground floor, the property features a comfortable living room and a fitted kitchen with direct access to the rear yard. The first floor provides two good-sized bedrooms together with a family bathroom, while the second floor offers a large attic bedroom with ample natural light.

Further benefits include gas central heating and uPVC double glazing throughout. Externally, there is a small yard to the front of the property and an enclosed yard to the rear, complete with useful outbuildings for storage.

This property is ideally suited to first-time buyers seeking a project, or investors looking for a rental opportunity.

## GROUND FLOOR

### Living Room 14'3" x 14'3" (4.34m x 4.34m)

With a uPVC double glazed window and uPVC entrance door, stone fireplace with fitted gas fire and a central heating radiator.

### Kitchen 11'4" x 13'9" (3.45m x 4.19m)

With wall and base units with work-surfaces over and tiling to the splash-backs, one and a half bowl stainless steel sink, plumbing for a washing machine, wall mounted combi-boiler, gas point for a gas cooker, central heating radiator and a uPVC double glazed window and door to the rear elevation.

## FIRST FLOOR

### Landing

With a uPVC double glazed window to the rear elevation.

### Bedroom 2 11'10" x 8'4" (3.61m x 2.54m)

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

### Bedroom 3 12'2" x 7'10" (3.71m x 2.39m)

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

### Bathroom 8'10" x 5'1" (2.69m x 1.55m)

With a white three-piece suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and W/C. Majority tiling to the walls, tiled flooring, a central heating radiator and a uPVC double glazed window to the front elevation.

## SECOND FLOOR

### Bedroom 1 18'6" x 13'0" (5.64m x 3.96m)

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

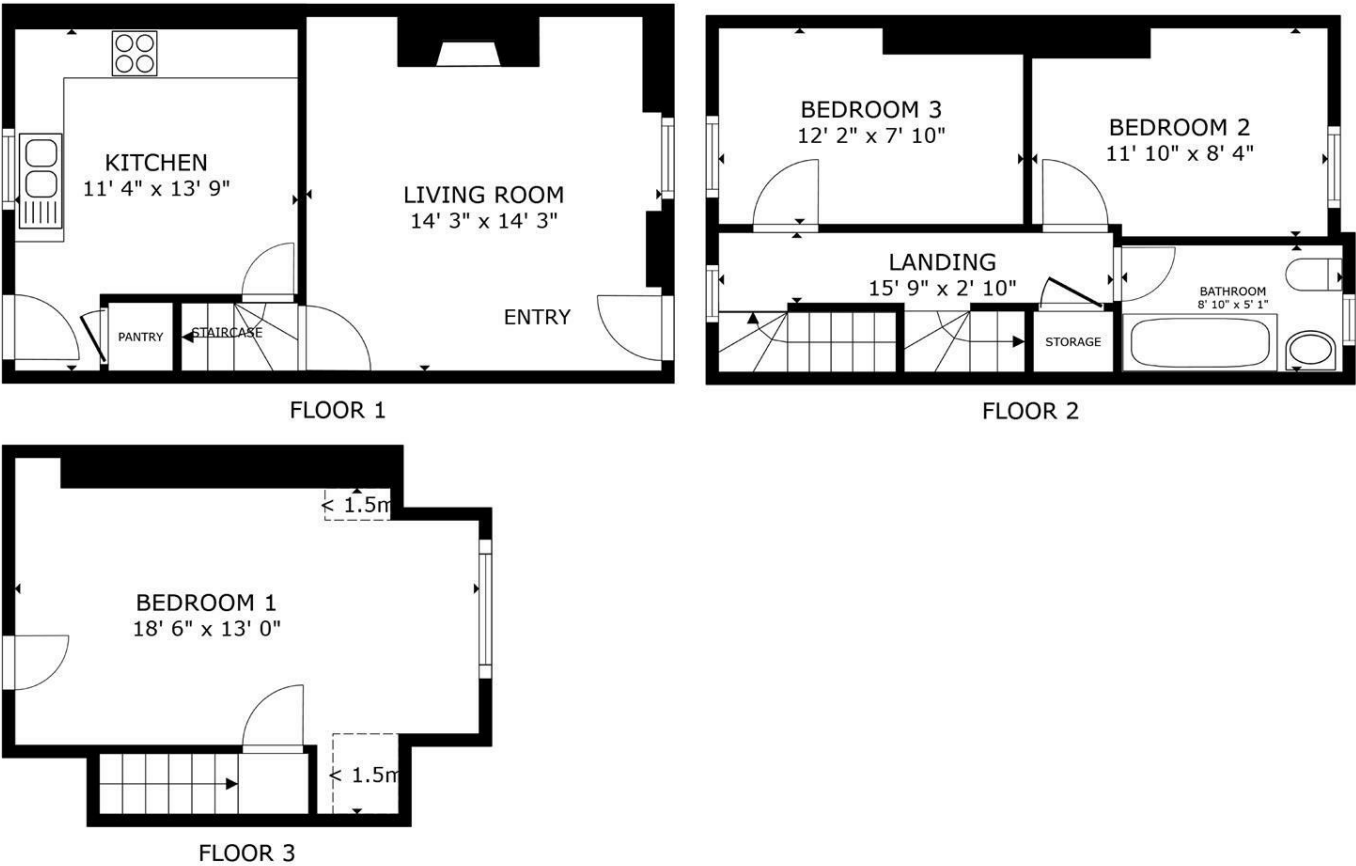
## EXTERIOR

With a small yard to the front and an enclosed yard with out-buildings for useful storage, to the rear.

## ADDITIONAL INFORMATION

- ~ Council Tax Band: A
- ~ Tenure: Freehold
- ~ Parking: On-street, no permit required
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.

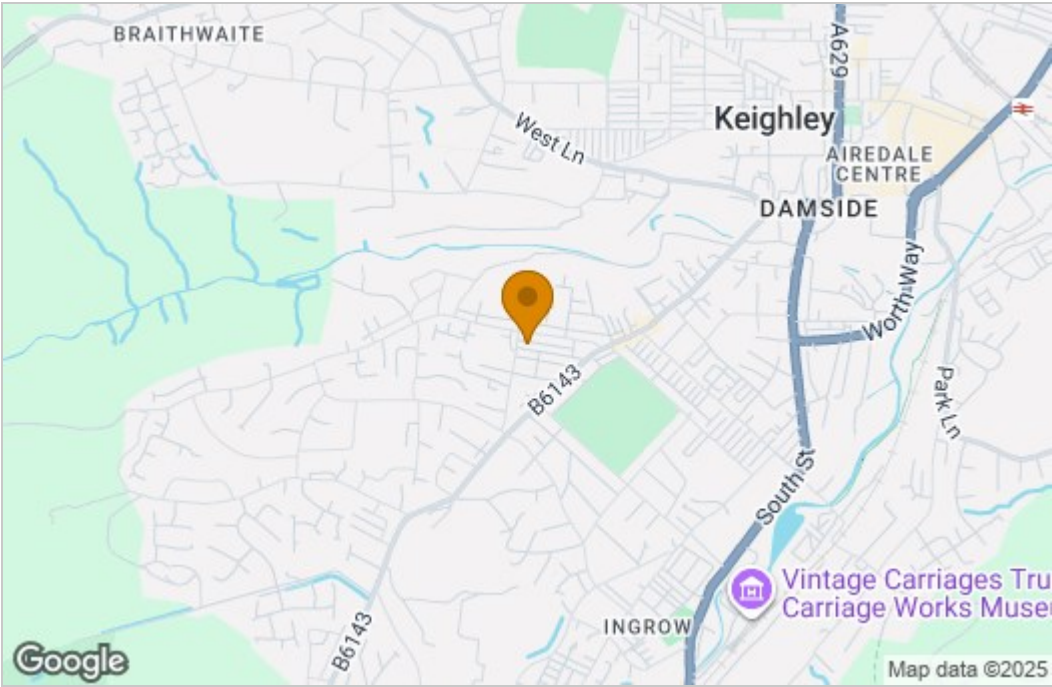
Floor Plan



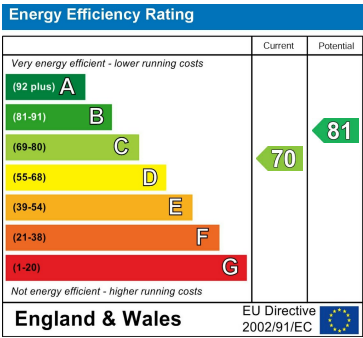
GROSS INTERNAL AREA  
FLOOR 1 363 sq.ft. FLOOR 2 337 sq.ft. FLOOR 3 223 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 12 sq.ft.  
TOTAL : 923 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Area Map



Energy Efficiency Graph



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