



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.

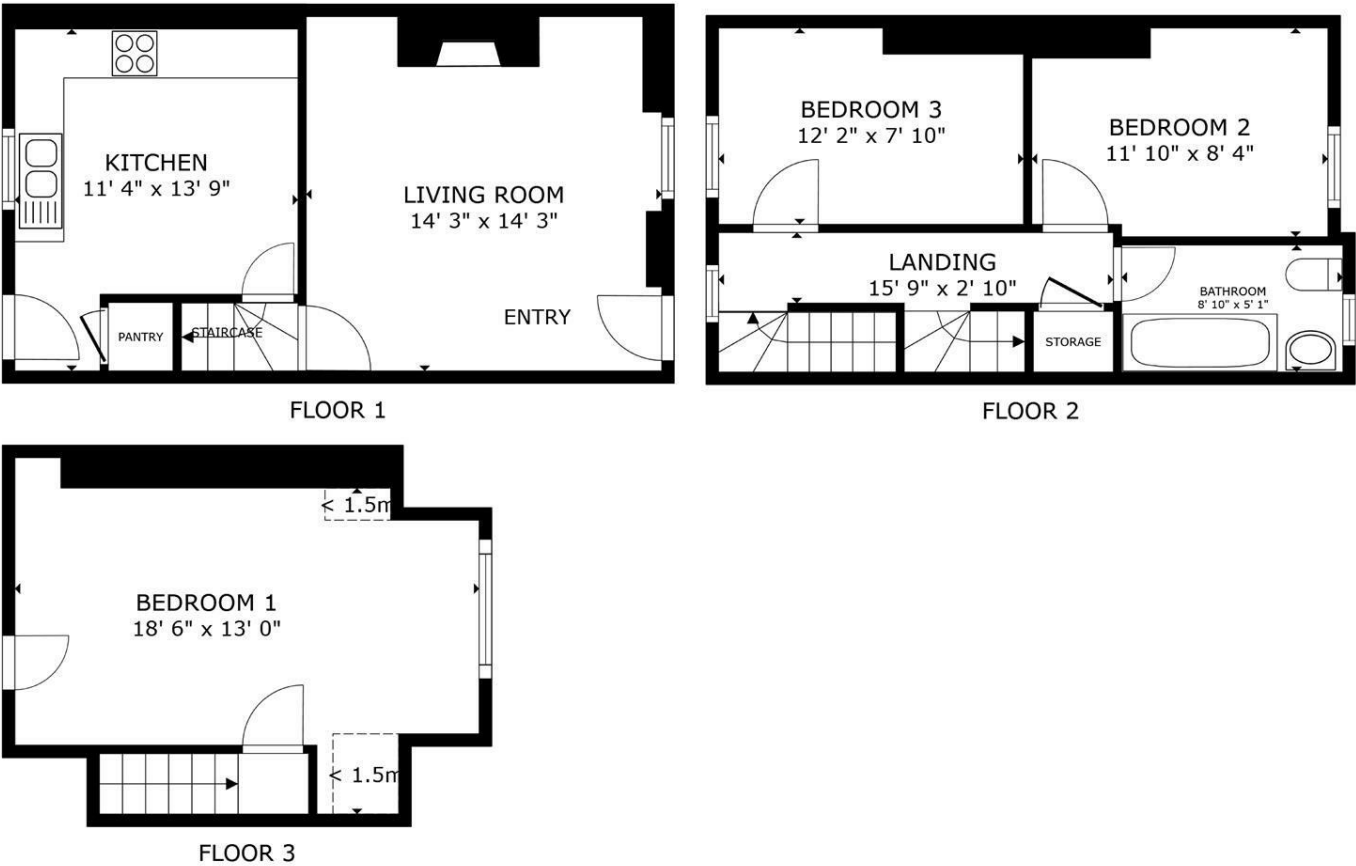
EXTERIOR

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.

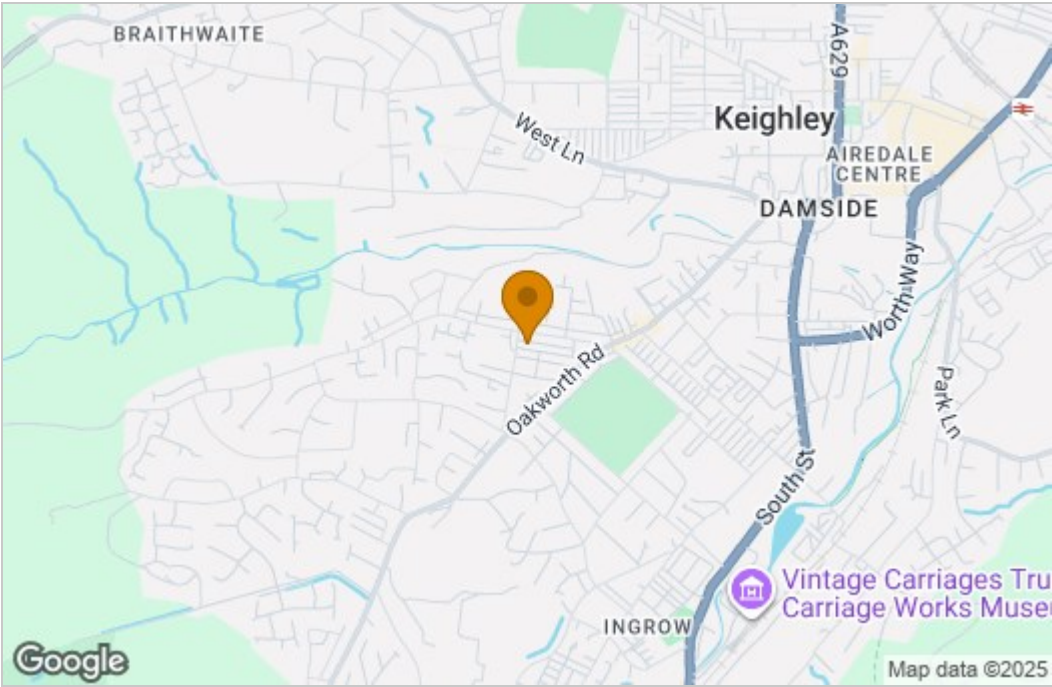
Floor Plan



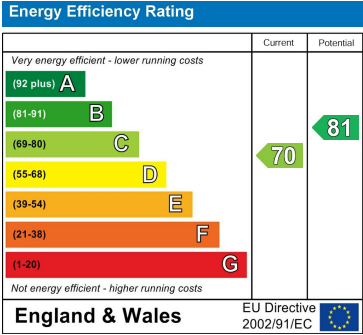
GROSS INTERNAL AREA
FLOOR 1 363 sq.ft. FLOOR 2 337 sq.ft. FLOOR 3 223 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 12 sq.ft.
TOTAL : 923 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.