



# Davies Properties



## 7 Uplands

Keighley, BD20 6LG

Reduced £300,000





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Welcome to this spacious four-bedroom, two-bathroom detached bungalow occupying a desirable corner position within a sought-after estate. Owned by the same family since 1996, this well-loved home is now ready for new owners to make it their own. While well-maintained, it offers an excellent opportunity for modernisation to suit contemporary tastes.

The property features a generous lounge with separate dining area, and a functional kitchen with great potential for improvement. The four well-proportioned bedrooms provide ample space for family living, guests, or even a home office. The main bedroom benefits from an en-suite shower room, which was installed in recent years and remains in excellent condition, requiring no upgrading. A second family bathroom serves the rest of the home, ensuring convenience for all occupants. Gas central heating is in place, and the home retains its original wood-framed double glazing, apart from one window replaced with matching uPVC. The loft runs the full expanse of the property, is partially boarded with lighting, and offers excellent storage space.

Externally, the bungalow boasts a large driveway with ample parking for multiple vehicles, leading to a double garage that provides additional storage or workshop space. The extensive rear garden is a true highlight, offering a peaceful and private setting that attracts a variety of wildlife, particularly wild birds, making it a wonderful retreat for nature lovers. There is plenty of space for outdoor entertaining, gardening, or potential landscaping projects to further enhance the outdoor living experience. Neighbouring properties have planning permission for extensions, offering potential to expand (subject to consents).

Located in a quiet, convenient area with easy access to Keighley town centre, shops, schools, and transport links, this is a rare opportunity to acquire a spacious, characterful home in a prime location, offering comfort, space, and a beautiful natural setting.

## Lounge/Diner

22'5" x 17'7" (6.83m x 5.36m)

This spacious and versatile room is filled with natural light, thanks to two wood-framed double-glazed windows and a patio door that opens out to the rear garden. A gas fire with an elegant surround creates a cosy focal point, while two central heating radiators ensure comfort all year round.

## Kitchen

13'0" x 10'7" (3.96m x 3.23m)

Fitted with a range of matching wall and base units, this practical kitchen provides plenty of storage and workspace, with tiled splash-backs for easy maintenance. It includes a one-and-a-half bowl resin sink, an integrated single electric oven with a gas hob and recirculating hood, as well as plumbing for a washing machine and dishwasher, plus space for a tumble dryer. A wood-framed

double-glazed window allows natural light in, while a side entrance door offers convenient access to the exterior. A central heating radiator ensures warmth and comfort.

## Bedroom One

14'7" x 9'8" (4.45m x 2.95m)

A uPVC double-glazed window at the front allows natural light to fill the room, while a central heating radiator ensures a cosy atmosphere. Fitted mirrored wardrobes offer generous storage and add to the feeling of space.

## En-Suite Shower Room

6'5" x 6'3" (1.96m x 1.91m)

A contemporary en-suite featuring a walk-in shower, WC, and vanity sink unit. A chrome heated towel rail adds a stylish touch, while a wood-framed double-glazed window at the front provides natural light and ventilation.

### Bedroom Two

11'9" x 10'11" (3.58m x 3.33m)

This room features a wood-framed double-glazed window to the rear, allowing plenty of natural light, along with a central heating radiator for added comfort. Fitted mirrored wardrobes provide convenient storage while enhancing the sense of space.

### Bedroom Three

10'11" x 8'3" (3.33m x 2.51m)

This room includes a wood-framed double-glazed window to the rear, allowing natural light to fill the space, along with a central heating radiator for added warmth and comfort.

### Office/Bedroom Four

10'11" x 7'6" (3.33m x 2.29m)

This versatile room, which connects from the lounge, features a wood-framed double-glazed window to the rear and a central heating radiator. It can easily be used as either an office or a bedroom, depending on your needs.

### House Bathroom

8'5" x 6'6" (2.57m x 1.98m)

The bathroom is fitted with a three-piece suite, including a panelled bath, pedestal hand wash basin, and WC. A wood-framed double-glazed window to the front provides natural light.

### Garage

17'10" x 17'00" (5.44m x 5.18m)

This spacious garage features an 'up & over' door, offering plenty of storage space and the potential to be used as a workshop. The boiler is located within the garage, and there is a wood-framed single-glazed window along with a wood-framed single-glazed entrance door providing access to the rear garden.

### EXTERIOR

At the front of the property, a spacious tarmac driveway provides ample parking for multiple vehicles. The front garden is low maintenance, while a strip of grass runs along the side of the property, leading to a large rear garden. This generous outdoor space is predominantly laid to lawn, with mature trees and shrubs adding to its charm. A patio area offers a perfect spot to relax and enjoy the warmer months, providing an ideal setting to watch the local wildlife, particularly the variety of wild birds.

### OTHER INFORMATION

~ Council Tax Band 'E'

~ Tenure: Freehold

~ Parking: Ample off-road parking on the tarmac driveway leading to a double garage





Road Map



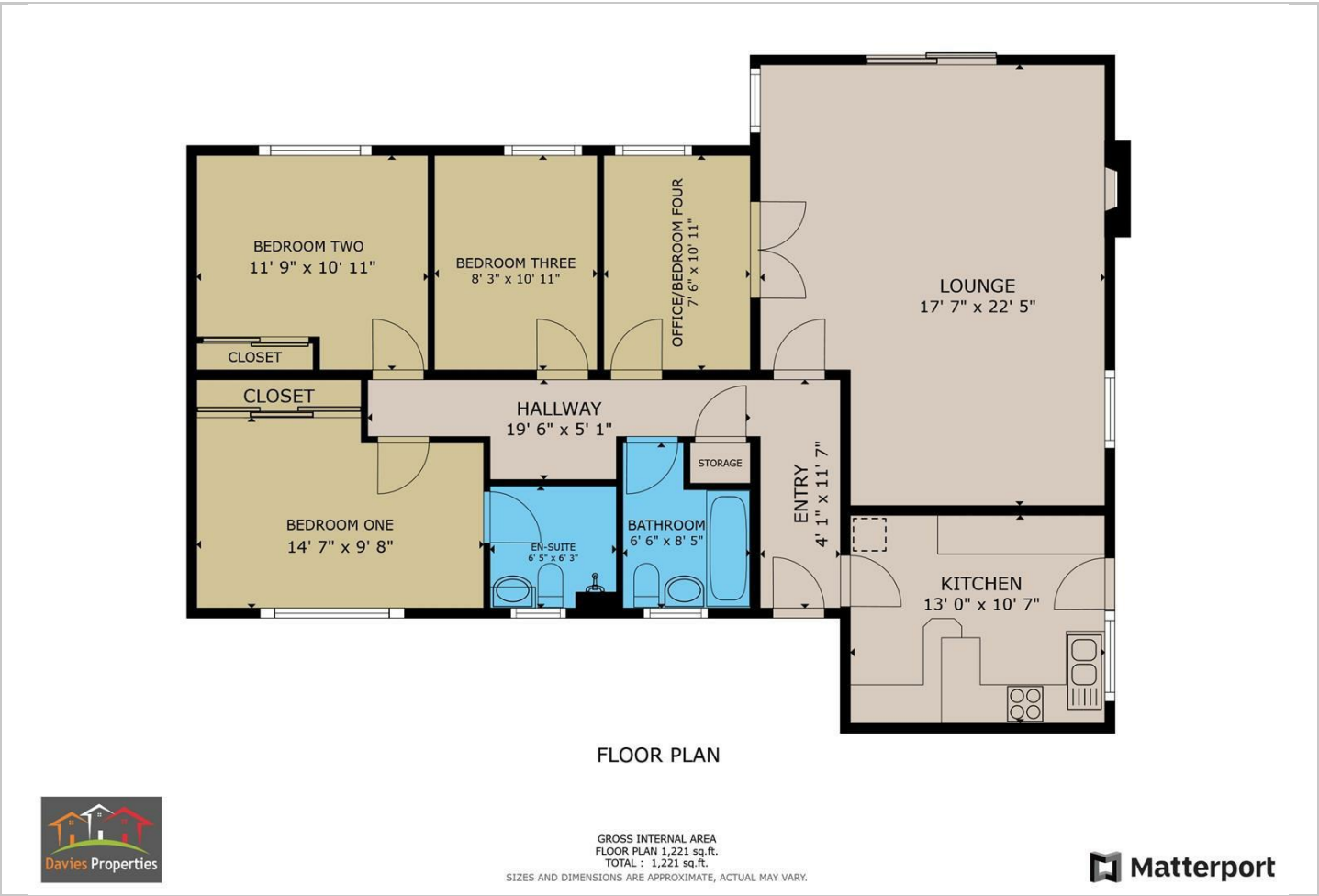
Hybrid Map



Terrain Map



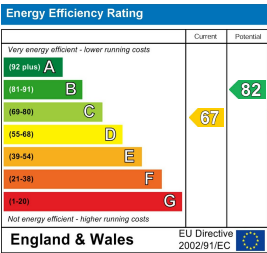
Floor Plan



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



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