



# Davies Properties



## 84 Hoyle Fold

Keighley, BD22 6RJ

Asking Price £175,000





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**\*\*NO UPWARD CHAIN\*\***

We are pleased to offer for sale this charming barn conversion located in a pleasant and convenient part of Keighley. The property retains many original features, including exposed stonework and wooden beams, giving it plenty of character and a cosy feel.

The ground floor comprises a well-proportioned lounge with a welcoming atmosphere and a fitted kitchen designed to offer practical living space. Upstairs, there are three bedrooms of varying sizes and a family bathroom. The property benefits from gas central heating and uPVC double glazing, providing comfort throughout the year.

Outside, there is a patio-style garden to the side, offering a private outdoor space to enjoy during the warmer months. Situated on Hoyle Fold, the property enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and transport links.

This lovely home is well worth viewing to appreciate its character and potential. Please contact us for further details or to arrange a viewing.

## GROUND FLOOR

### Kitchen

13'10" x 8'5" (4.22m x 2.57m)

Fitted with a selection of matching wall and base units, complemented by work surfaces and mosaic-tiled splashbacks, this kitchen also features a ceramic sink with a swan-neck mixer tap. There is plumbing for a washing machine, which is included in the sale, along with a freestanding fridge/freezer that fits neatly into an alcove. A wall-mounted combi boiler, installed approximately 4½ years ago, provides heating and hot water. Additional features include a central heating radiator, an extractor hood, a uPVC double-glazed window, and a stable-style uPVC double-glazed door.

### Lounge

16'1" x 13'10" (4.90m x 4.22m)

This delightful room features a stunning stone inglenook fireplace with a capped-off gas point, adding to its character and charm. Two uPVC double-glazed windows allow plenty of natural light to flow in from different aspects, while a charming window seat provides the perfect spot to sit and enjoy the view. A central heating radiator ensures warmth, and exposed ceiling beams further enhance the traditional feel of the space.

## FIRST FLOOR

### Landing

Featuring an exposed beam that adds character to the space, along with a loft hatch providing access to additional storage.

### Bedroom One

13'1" x 10'3" (3.99m x 3.12m)

Benefiting from a uPVC double-glazed window that allows natural light to enter, along with a central heating radiator for added warmth and comfort.

### Bedroom Two

16'5" x 7'3" (5.00m x 2.21m)

This charming room boasts an original stone fireplace that has been boarded up, adding a touch of character. A feature beam enhances its traditional appeal, while a uPVC double-glazed window allows natural light to brighten the space. A central heating radiator ensures comfort throughout the year.

### Bedroom Three

10'6" x 5'7" (3.20m x 1.70m)

This room benefits from a uPVC double-glazed window, allowing in plenty of natural light, and a central heating radiator for warmth and comfort.

### Bathroom

10'10" x 5'6" (3.30m x 1.68m)

This bathroom features a classic white three-piece suite, including a panelled bath with an overhead shower, a WC, and a Victorian-style pedestal wash-basin. A traditional radiator with an integrated towel rail adds both style and practicality. The space is further enhanced by a uPVC double-glazed window, an exposed feature beam, and useful built-in storage cupboards.

### EXTERIOR

The property is approached via a charming, cottage-style pathway, leading to a secluded patio garden at the side. This private outdoor space offers the perfect setting to sit back and unwind during the summer months. The neighbouring property has right of access through the iron gate.

### OTHER INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band 'A'
- ~ Parking: On Street (no permit required)



Road Map



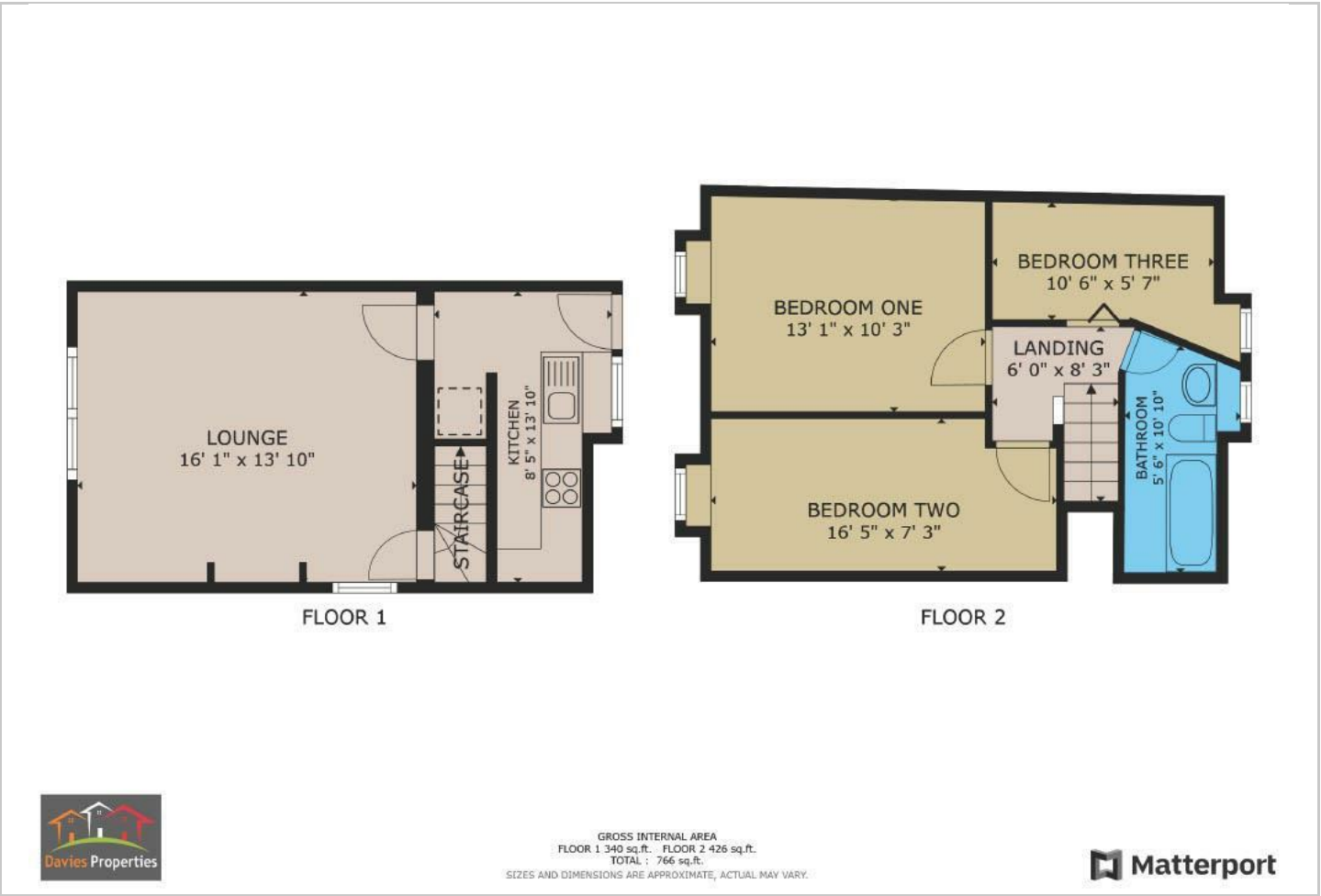
Hybrid Map



Terrain Map



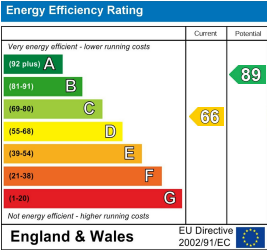
Floor Plan



Viewing

Please contact our Davies Properties 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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