



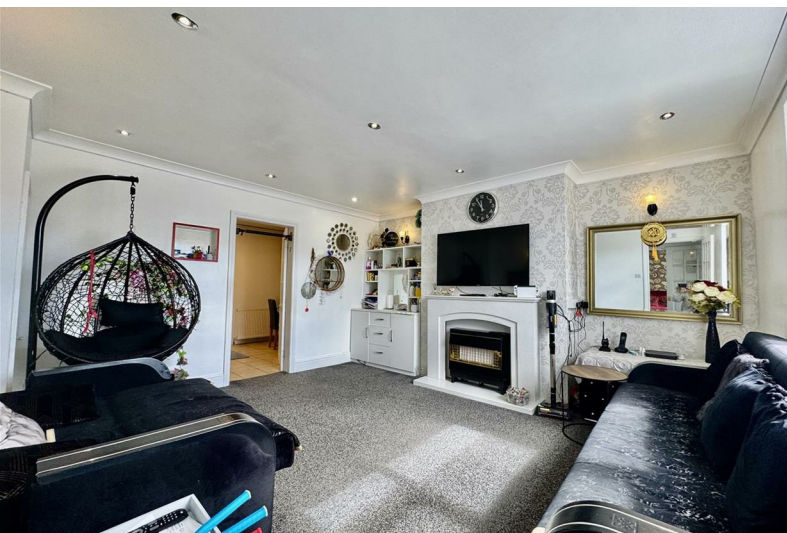
Davies Properties



12 Ashbourne Road

Ingrow, Keighley, BD21 1LD

Offers In The Region Of £265,000



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We are pleased to offer 'for sale' this extended four-bedroom semi-detached home, located in a popular residential area of Keighley. This spacious and versatile property has been significantly extended to provide generous living accommodation, ideal for families or those looking for flexible space to work from home.

The ground floor features an entrance porch, ideal for hanging your coats and shoes, leading through to a good-sized living room. There's also a further reception room which could be used as an additional bedroom or sitting room, as well as a separate office or gym, ground floor bathroom, two handy storage rooms, and a well-equipped dining kitchen with an adjoining utility room.

Upstairs, the property offers three well-proportioned bedrooms and a second bathroom.

Externally, the home benefits from a block-paved driveway providing off-street parking for one vehicle. To the rear, there is a low-maintenance patio garden, perfect for relaxing or entertaining during the warmer months.

Additional features include uPVC double glazing, gas central heating, solar panels for improved energy efficiency, and an EV charging point.

This is a fantastic opportunity to purchase a sizeable family home in a sought-after area. Early viewing is highly recommended to fully appreciate the space and potential on offer.

GROUND FLOOR

Entrance Porch

6'1" x 4'11" (1.85m x 1.50m)

With a uPVC double glazed entrance door and window and a central heating radiator. This is a practical room to store your coats and shoes as you enter the property.

Living Room

14'7" x 12'11" (4.45m x 3.94m)

With a uPVC double glazed window to the front elevation, wall-mounted gas fire with surround and a central heating radiator.

Dining Kitchen

15'7" x 8'6" (4.75m x 2.59m)

A fitted kitchen with a range of matching wall and base units with work-surfaces over and tiling to the splash-backs. Incorporating a range style gas cooker with

extractor hood over, plumbing for a dishwasher, space for an under-counter fridge and a resin sink and a uPVC double glazed window to the rear elevation.

Utility Room

10'6" x 8'5" (3.20m x 2.57m)

With a uPVC double glazed window and door leading out to the rear elevation, a central heating radiator, wall and base units, plumbing for a washing machine and wall-mounted combi-boiler.

Bedroom Four / Sitting Room

14'1" x 9'3" (4.29m x 2.82m)

This room can be used as a fourth bedroom or additional sitting room. With a uPVC double glazed window to the front elevation and a central heating radiator.

Office / Gym

9'3" x 8'3" (2.82m x 2.51m)

This versatile room can be used as a gym or home office and has a central heating radiator.

Bathroom

10'1" x 6'11" (3.07m x 2.11m)

This modern bathroom suite comprises of a corner shower cubicle, vanity sink unit and a W/C with tiled walls.

Storage Room One

12'00" x 6'7" (3.66m x 2.01m)

This is a useful storage room with a uPVC double glazed entrance door and windows leading out to the rear garden.

Storage Room Two

7'1" x 4'8" (2.16m x 1.42m)

A useful storage space for bikes, garden tools etc.

FIRST FLOOR

Landing

With a uPVC double glazed window to the side elevation.

Bedroom One

9'6" x 9'1" (2.90m x 2.77m)

This bedroom has a large dressing room suitable for ample storage with a uPVC double glazed window to the rear elevation and a central heating radiator.

Dressing Room

10'10" x 10'10" (3.30m x 3.30m)

This versatile space could be used as a dressing room or an extension of the main bedroom and has a central heating radiator.

Bedroom Two

9'8" x 8'00" (2.95m x 2.44m)

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

Bedroom Three

8'3" x 6'10" (2.51m x 2.08m)

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

Bathroom

8'11" x 6'9" (2.72m x 2.06m)

With a modern four-piece suite comprising of bath with shower mixer tap, W/C, vanity sink unit and a shower cubicle with majority tiling to the walls, a heated towel rail and central heating radiator and a uPVC double glazed window to the rear elevation.

EXTERIOR

There is a block-paved driveway to the front with EV charging point, providing useful off-road parking. To the rear of the property is a patio garden providing an ideal outdoor entertaining space for the warmer months of the year.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: B

Parking: Driveway



Road Map



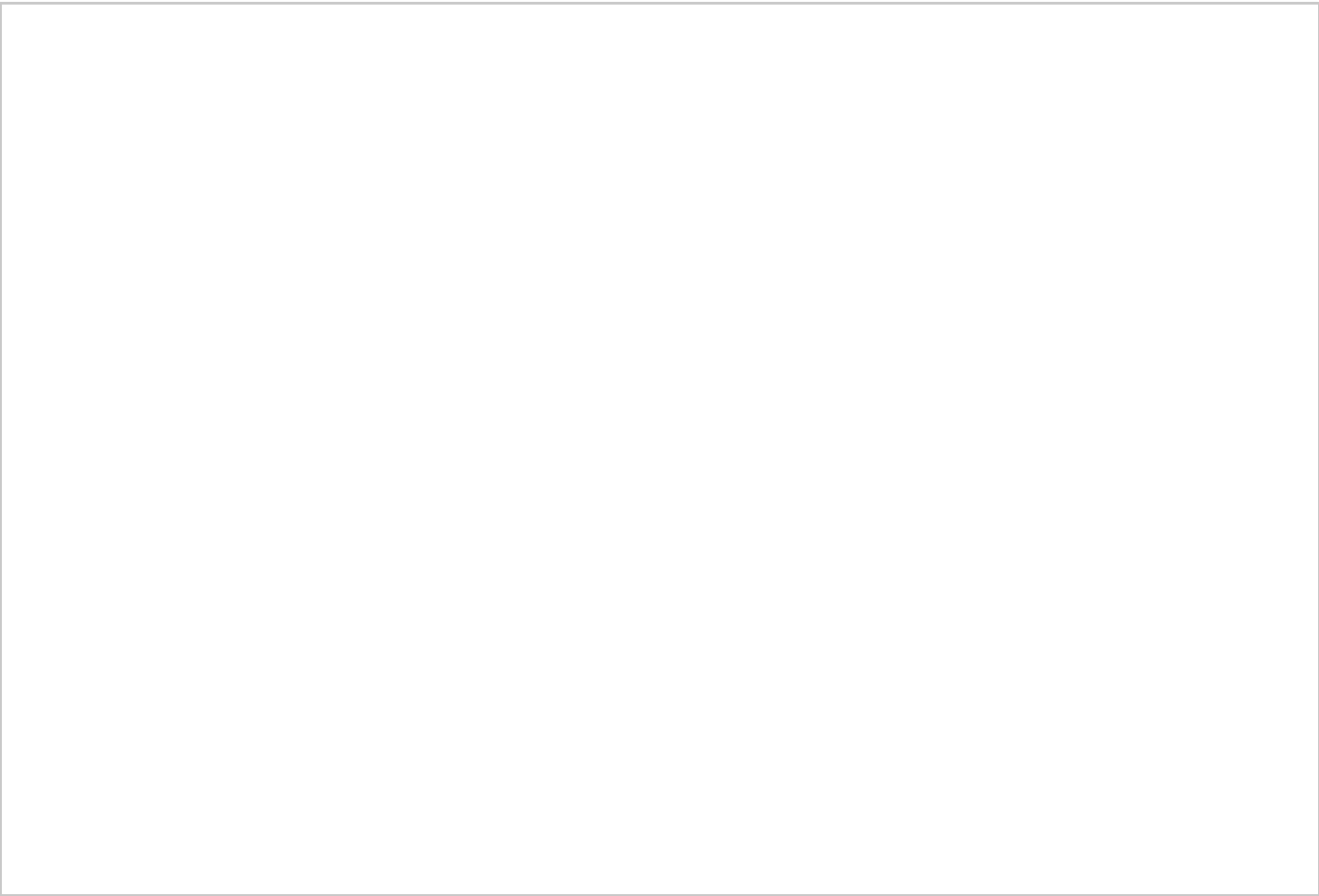
Hybrid Map



Terrain Map



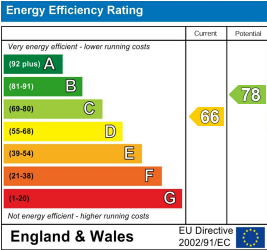
Floor Plan



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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