



Davies Properties



6 The Knoll

Keighley, BD22 6FD

Reduced To £159,000



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A well-presented modern end town house, located in a highly sought-after residential area on the outskirts of Keighley.

The accommodation is arranged over two floors and briefly comprises a guest W/C, a spacious lounge, and a contemporary dining kitchen with integrated appliances to the ground floor. To the first floor are two bedrooms and a stylish house bathroom.

The property benefits from uPVC double glazing and gas central heating throughout. Externally, there is a driveway to the front offering off-street parking, while a side path provides access to a generously sized rear garden, mainly laid to lawn with a patio area - ideal for outdoor entertaining during the summer months.

This property represents an excellent opportunity for first-time buyers or investors seeking a buy-to-let.

Early viewing is highly recommended - contact us today to arrange your appointment!

GROUND FLOOR

Entrance Vestibule

7'1" x 5'7" (2.16m x 1.70m)

Featuring a composite entrance door and a central heating radiator.

Guest W/C

3'6" x 5'11" (1.07m x 1.80m)

Fitted with a W/C, corner pedestal wash basin, and a central heating radiator.

Living Room

15'0" x 13'8" (4.57m x 4.17m)

Featuring a uPVC double glazed window to the front elevation, two central heating radiators, and an open-plan staircase leading to the first floor.

Dining Kitchen

15'0" x 9'0" (4.57m x 2.74m)

A modern fitted kitchen comprising a range of matching wall and base units with complementary work surfaces and matching upstands. Integrated appliances include a single electric oven with gas hob and recirculating extractor hood, washing machine, dishwasher, and fridge/freezer. The combi boiler is neatly concealed within a cupboard. Additional features include a central heating radiator and a useful under-stairs storage area. uPVC double glazed French doors provide access to the rear garden.

FIRST FLOOR

Landing

Featuring a uPVC double glazed window to the side elevation on the staircase.

Bedroom 1

10'7" x 10'10" (3.23m x 3.30m)

Featuring a uPVC double glazed window to the front elevation and a central heating radiator, along with a useful walk-in storage cupboard.

Bedroom 2

7'7" x 11'2" (2.31m x 3.40m)

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

Bathroom

6'7" x 6'8" (2.01m x 2.03m)

Fitted with a modern white three-piece suite comprising a panelled bath with shower over, W/C, and pedestal wash basin. Finished with tiled splashbacks, a central heating radiator, extractor fan, and a uPVC double glazed window to the rear elevation.

EXTERIOR

To the front of the property, a driveway offers convenient off-street parking, complemented by a

small, low-maintenance garden beneath the living room window. A pathway runs along the side of the property, providing access to the rear garden, which is predominantly laid to lawn and includes a patio area - ideal for outdoor entertaining during the summer months.

ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Ground Rent/Service Charge: Approx £95 every six months

~ Council Tax Band: B

~ Parking: Private driveway

~ Broadband - according to the Ofcom website there is 'Standard' 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.



Road Map



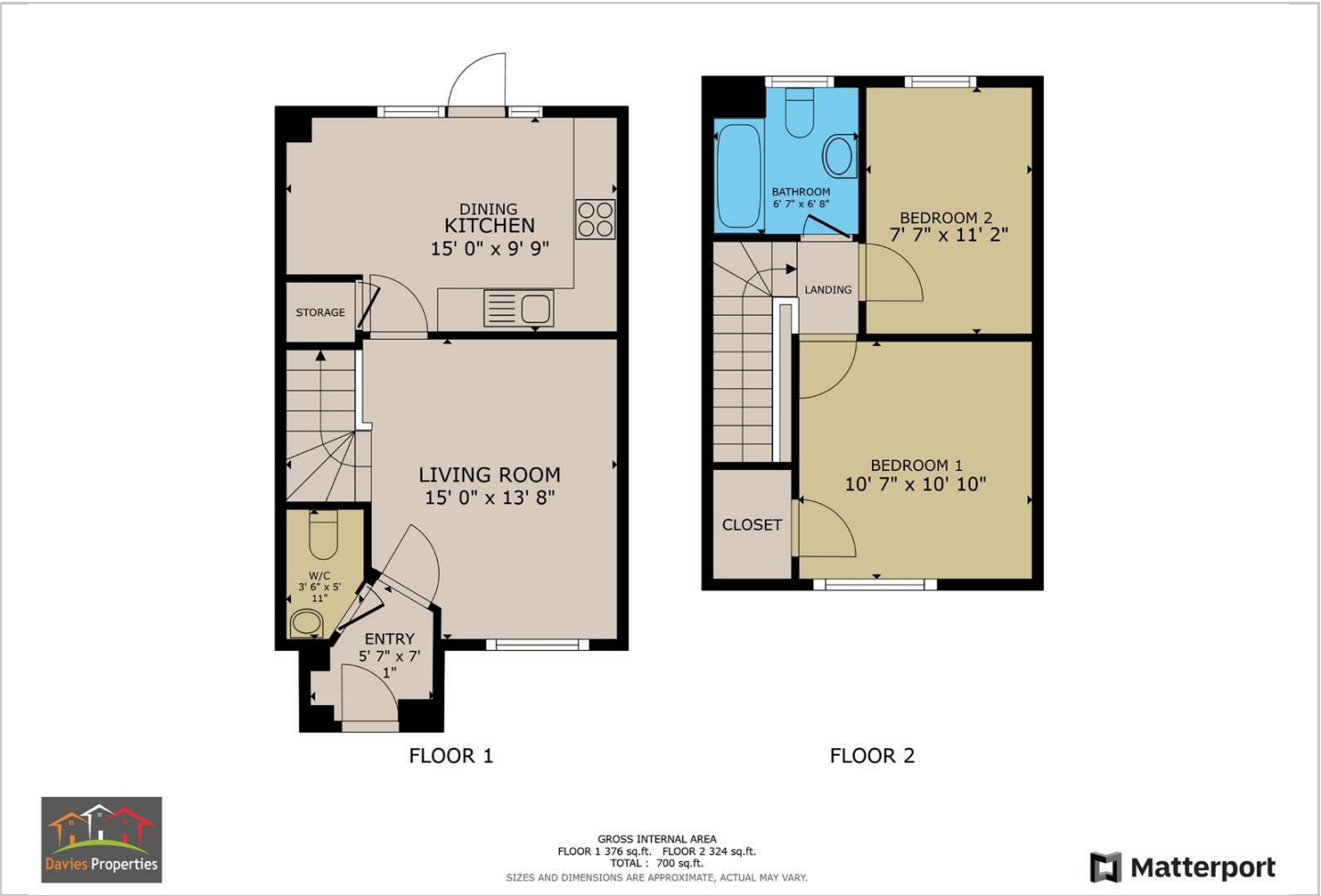
Hybrid Map



Terrain Map



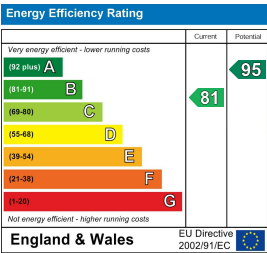
Floor Plan



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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