



# Davies Properties



## 1 Acorn Street

Ingrow, Keighley, BD21 1AX

Offers Over £80,000





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A two bedroom back-to-back property set over four floors. Accommodation includes a cellar, open plan lounge and kitchen on the ground floor, a bedroom and bathroom on the first floor, and a second bedroom in the attic. Benefits from gas central heating and uPVC double glazing. Ideal for first-time buyers or buy-to-let investors. Located in Ingrow, convenient for local schools including St Joseph's Primary, Ingrow Primary and Beckfoot Oakbank, with bus links to the town centre.

## LOWER GROUND FLOOR

### Cellar

A small useful storage area.

### Living Space / Kitchen

15'11" x 13'3" (4.85m x 4.04m)

With a uPVC double glazed window and entrance door, central heating radiator, wall and base units, electric oven with gas hob and recirculatory hood over. uPVC double glazed window to the side elevation, stainless steel sink and plumbing for a washing machine.

## FIRST FLOOR

### Bedroom One

14'4" x 10'4" (4.37m x 3.15m)

With a uPVC double glazed window and a central heating radiator.

### Bathroom

9'4" x 7'2" (2.84m x 2.18m)

With a three-piece suite comprising of bath, pedestal hand wash basin and W/C. uPVC double

glazed window, a central heating radiator and the combi-boiler is concealed in a cupboard.

## SECOND FLOOR

### Bedroom Two

12'11" x 11'00" (3.94m x 3.35m)

With a uPVC double glazed window and a central heating radiator.

## EXTERIOR

Small garden to the front of the property.

## OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

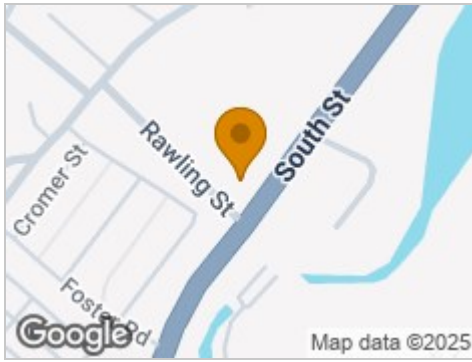
Parking: On street, no permit required

Broadband: According to the Ofcom website there is standard, superfast and ultrafast broadband available in this area.

Mobile: According to the Ofcom website there is 'likely' availability by four of the UK's leading providers.



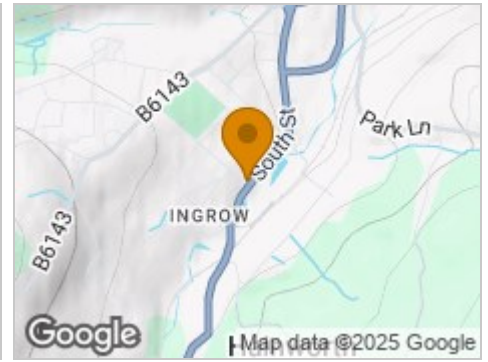
## Road Map



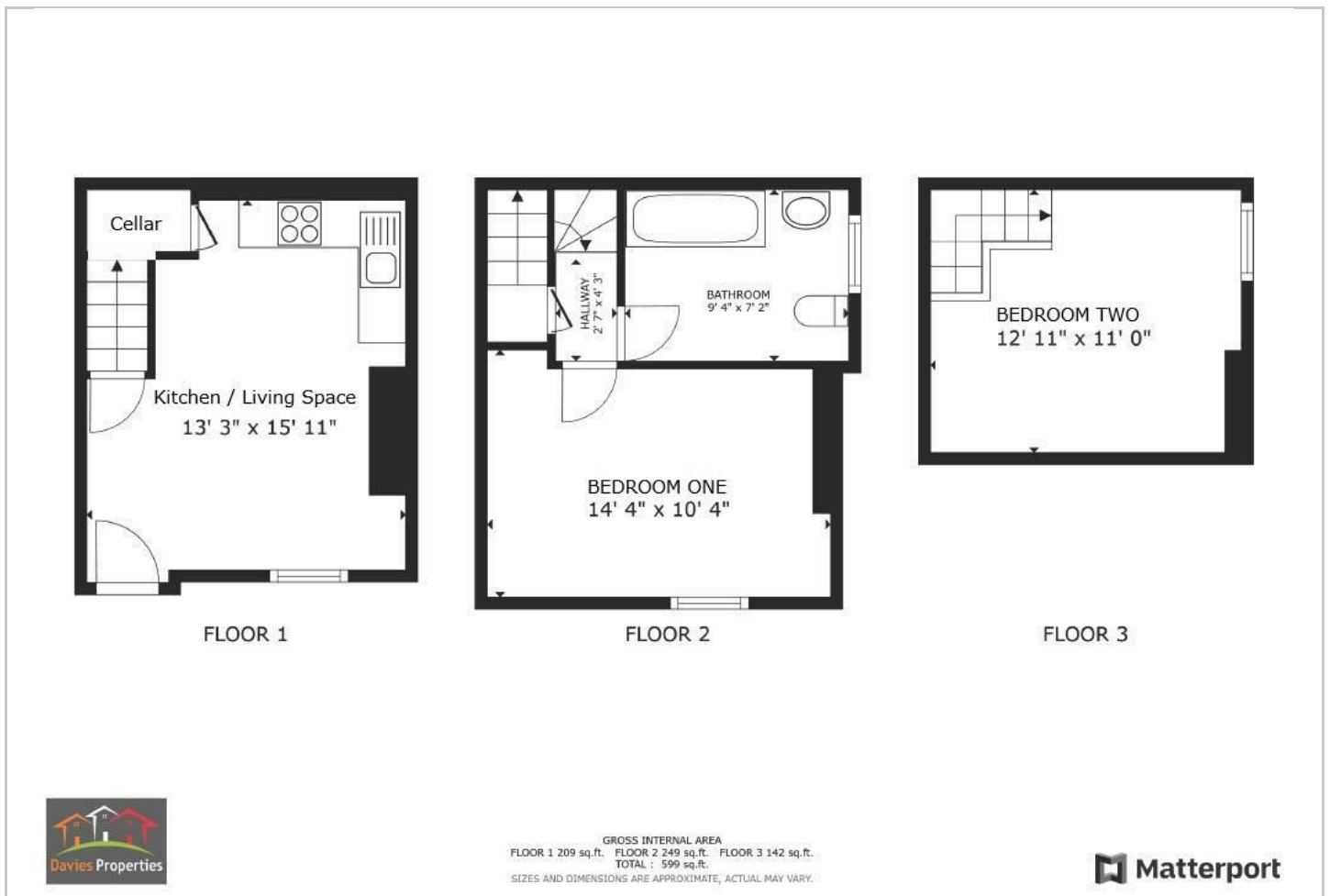
## Hybrid Map



## Terrain Map



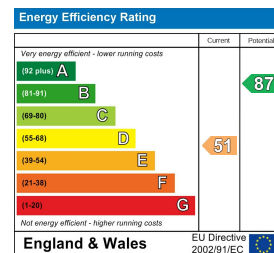
## Floor Plan



## 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



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

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