



# Davies Properties



## 3 Victoria Court

Keighley, BD21 2SE

Offers In The Region Of £165,000





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Located in a popular residential area close to a range of local amenities, this spacious and well-maintained three-bedroom home offers comfortable living space and is perfect for first-time buyers or young families.

The accommodation is thoughtfully laid out and briefly comprises: an entrance vestibule leading into a generous open-plan lounge and dining area, ideal for both relaxing and entertaining, along with a modern fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom.

The property benefits from gas central heating and uPVC double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, there is a good-sized lawned garden to the front, while the rear offers a low-maintenance terraced area and off-road parking for one vehicle. A single garage is also included, situated in a nearby block.

With its spacious layout, convenient location, and move-in ready condition, this property presents a fantastic opportunity for those looking to step onto the property ladder.

Early viewing is highly recommended to fully appreciate what this home has to offer.

## GROUND FLOOR

### Entrance Vestibule

Comprising a uPVC double glazed entrance door, a central heating radiator, and a staircase rising to the first floor

### Living Room

16'3" x 12'3" (4.95m x 3.73m)

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

### Dining Room

10'10" x 8'1" (3.30m x 2.46m)

Fitted with uPVC double glazed French doors opening onto the rear terraced area and a central heating radiator

### Kitchen

7'6" x 11'4" (2.29m x 3.45m)

Fitted with a uPVC double glazed entrance door and window to the rear elevation, this kitchen offers a range of matching high-gloss wall and base units with complementary work surfaces and laminate splashbacks. Includes a stainless steel sink, plumbing for a washing machine, integrated single electric oven, five-ring gas hob with extractor hood above, a combi boiler concealed within a wall unit, and a useful under-stairs storage pantry.

## FIRST FLOOR

### Landing

With loft hatch and useful storage cupboard.

### Bedroom 1

13'4" x 8'6" (4.06m x 2.59m)

Featuring a uPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes, and laminate flooring

### Bedroom 2

12'7" x 9'4" (3.84m x 2.84m)

Benefitting from a uPVC double glazed window to the rear elevation and a central heating radiator

### Bathroom

6'11" x 6'4" (2.11m x 1.93m)

A modern three-piece suite comprising a panelled bath with shower over, vanity sink unit, and WC. Finished with tiled walls and flooring, uPVC double glazed window to the rear elevation, chrome heated towel rail, and recessed ceiling spotlights.

### Bedroom 3

8'9" x 6'4" (2.67m x 1.93m)

Featuring a uPVC double glazed window to the front elevation, central heating radiator, and laminate flooring

### EXTERIOR

The property benefits from a lawned garden to the

front, with a terraced area and driveway to the rear offering convenient off-road parking. Additionally, a single garage is situated in a separate block.

### ADDITIONAL INFORMATION

~ Council Tax Band: A

~ Tenure: Freehold

~ Parking - Driveway and garage in a separate block

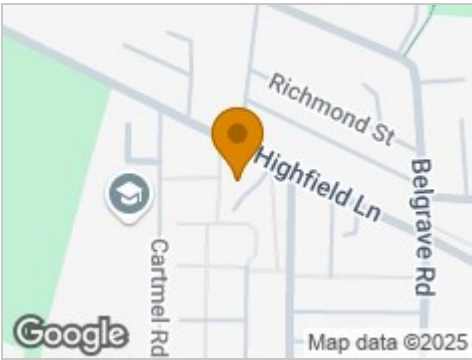
~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ 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



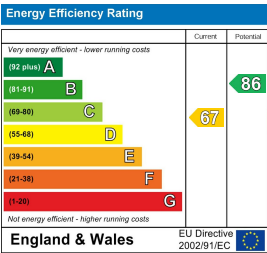
Floor Plan



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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