



Davies Properties



37 Sunnyhill Grove

Keighley, BD21 1RU

Offers In The Region Of £185,000



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Offered with no chain and situated in a well-regarded residential area of Keighley, this charming double-fronted end town house offers spacious and well-presented accommodation ideally suited to family living. The ground floor features a comfortable living room, a separate lounge, and a well-appointed kitchen, while the first floor boasts three generously sized bedrooms and a modern family bathroom.

The property benefits from gas central heating and uPVC double glazing throughout. Externally, there is a neatly maintained garden to the front, and to the rear, a particularly generous garden mainly laid to lawn with a patio area - perfect for outdoor entertaining during the warmer months.

Conveniently located close to a range of local amenities including schools, shops and excellent transport links to Keighley town centre, this lovely home is an excellent choice for growing families seeking both space and location.

GROUND FLOOR

Entrance

Accessed via a uPVC entrance door, with a staircase leading to the first floor.

Lounge

14'3" x 11'6" (4.34m x 3.51m)

Featuring uPVC double glazed windows to both the front and rear elevations, a central heating radiator, and a gas fire set within a marble inset and hearth, complemented by a wooden surround.

Living Room

13'4" x 11'11" (4.06m x 3.63m)

Benefitting from uPVC double glazed windows to the front and side elevations, a central heating radiator, and an open fire with tiled inset and hearth,

enhanced by a feature surround and decorative wooden panelling, being an original feature of the property.

Kitchen

12'1" x 6'10" (3.68m x 2.08m)

Fitted with a range of matching wall and base units with complementary work surfaces, the kitchen includes plumbing for a washing machine and slimline dishwasher, along with space for a tumble dryer. A stainless steel sink is positioned beneath a uPVC double glazed window to the side elevation, and a uPVC double glazed door provides access to the rear garden. Additional features include two useful storage pantries, gas and electric points for a freestanding cooker with extractor hood and tiled splashback, and a practical Flotex floor covering.

FIRST FLOOR

Landing

With loft hatch.

Bedroom 1

14'5" x 14'4" (4.39m x 4.37m)

Featuring a uPVC double glazed window to the front elevation, a central heating radiator, and a built-in wardrobe providing useful storage space.

Bedroom 2

11'11" x 9'4" (3.63m x 2.84m)

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

Bedroom 3

10'10" x 9'0" (3.30m x 2.74m)

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

Bathroom

7'9" x 5'9" (2.36m x 1.75m)

Fitted with a white three-piece suite comprising a pedestal hand wash basin, panelled bath with electric shower over, and a WC. The bathroom also features a uPVC double glazed window to the rear elevation, useful storage cupboards housing the

combi boiler, vinyl flooring, a central heating radiator, and tiled walls.

EXTERIOR

To the front of the property is a small garden with mature shrubs, while a pathway leads down the side of the house. The generous rear garden is predominantly laid to lawn and features a paved patio area, ideal for a greenhouse, along with an additional patio space - perfect for outdoor entertaining during the summer months.

ADDITIONAL INFORMATION

~ Council Tax Band: B

~ Tenure: Freehold

~ Parking: On-Street

~ 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



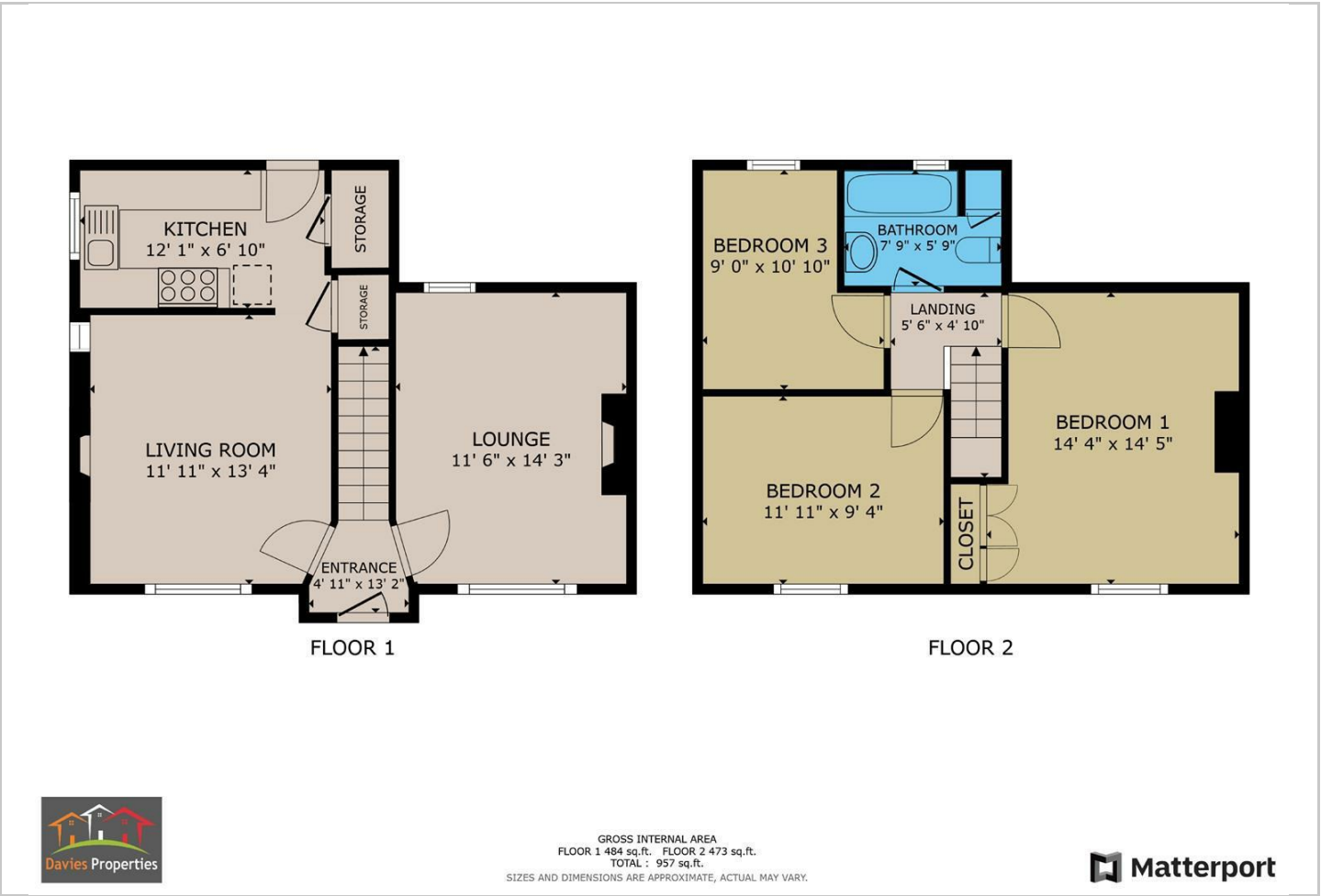
Hybrid Map



Terrain Map



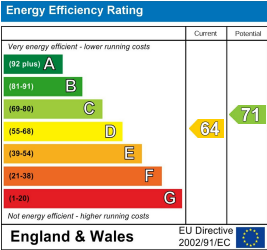
Floor Plan



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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