



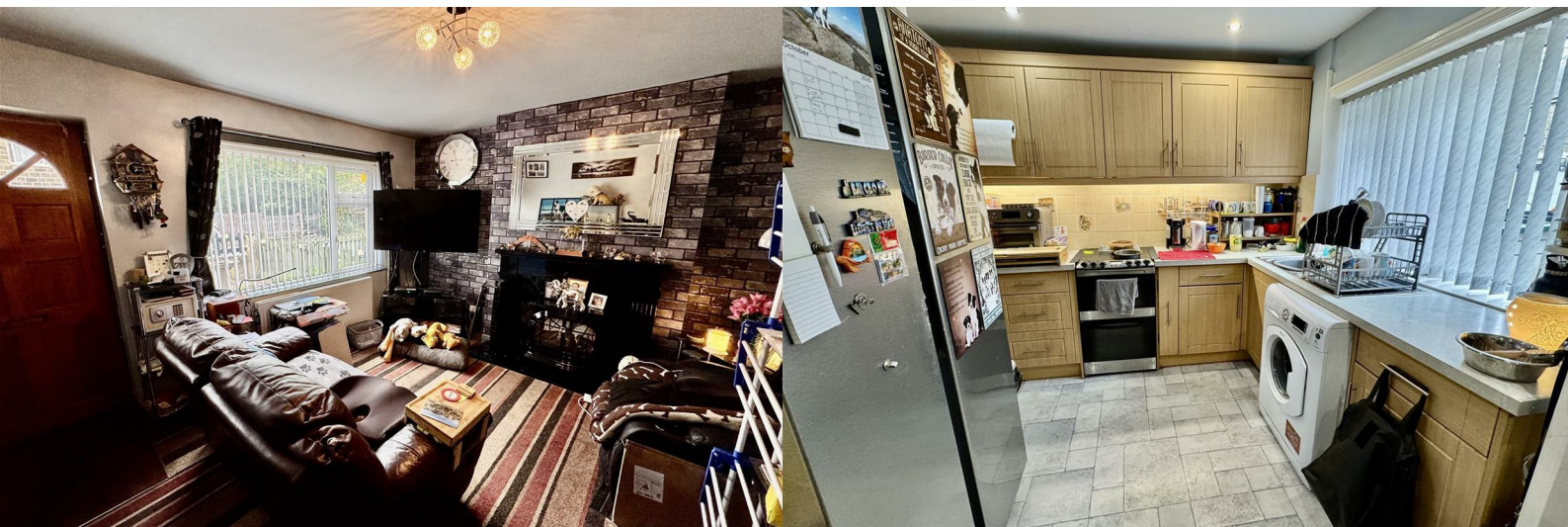
Davies Properties



3 Garforth Road

Keighley, BD21 4DR

Offers In The Region Of £145,000



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Located in a popular residential area, this well-presented four-bedroom townhouse offers spacious and versatile accommodation across three floors.

The property features a comfortable living room, a fitted kitchen, and a ground floor W/C. Upstairs are three good-sized bedrooms and a family bathroom, while the loft has been converted to provide an additional bedroom or home office.

The home benefits from gas central heating and uPVC double glazing throughout. It's within easy reach of Keighley town centre, local shops, schools, and transport links, making it a convenient and attractive option for a range of buyers.

GROUND FLOOR

Living Room

14'0" x 11'9" (4.27m x 3.58m)

The room features a wooden entrance door and a uPVC double-glazed window to the front elevation, complemented by a central heating radiator and a wooden fireplace surround with a marble inset and granite hearth.

Dining Kitchen

14'3" x 12'4" (4.34m x 3.76m)

Fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks, the kitchen includes space for a freestanding electric cooker, plumbing for a washing machine, and a stainless-steel sink positioned beneath a uPVC double-glazed window to the rear elevation. Additional features include a useful storage cupboard and a central heating radiator.

Rear Hall

A practical storage area provides space for coats and

shoes, along with a cupboard housing the combi boiler. A uPVC entrance door offers access to the rear garden.

W/C

Featuring a W/C, wall-mounted wash basin, and central heating radiator, this room also includes a uPVC double-glazed window to the rear elevation, laminate wall panels, and recessed ceiling spotlights.

FIRST FLOOR

Landing

Bedroom 2

8'4" x 15'1" (2.54m x 4.60m)

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

Bedroom 3

7'6" x 8'11" (2.29m x 2.72m)

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

Bedroom 4

5'3" x 9'4" (1.60m x 2.84m)

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

Bathroom

5'11" x 4'8" (1.80m x 1.42m)

Fitted with a three-piece suite including a shower cubicle, vanity sink unit, and W/C, this bathroom also features a uPVC double-glazed window to the rear elevation, laminate wall panels, recessed ceiling spotlights, and a chrome heated towel rail.

SECOND FLOOR

Bedroom 1

12'0" x 11'5" (3.66m x 3.48m)

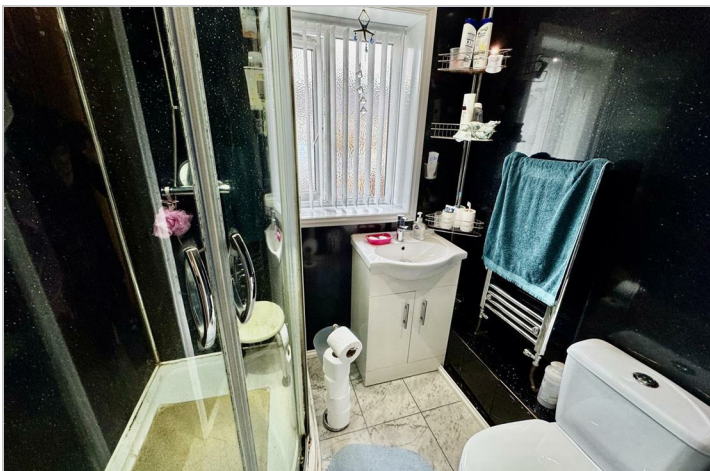
With two Velux windows, under-eaves storage and a central heating radiator.

EXTERIOR

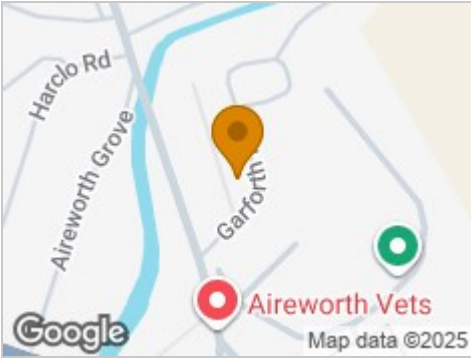
The property benefits from a low-maintenance pebbled garden to the front and an enclosed rear yard, featuring a fixed outhouse that provides additional storage space.

ADDITIONAL INFORMATION

- ~ Council Tax Band: A
- ~ Tenure: Freehold
- ~ Parking: On-street, no permit required
- ~ 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



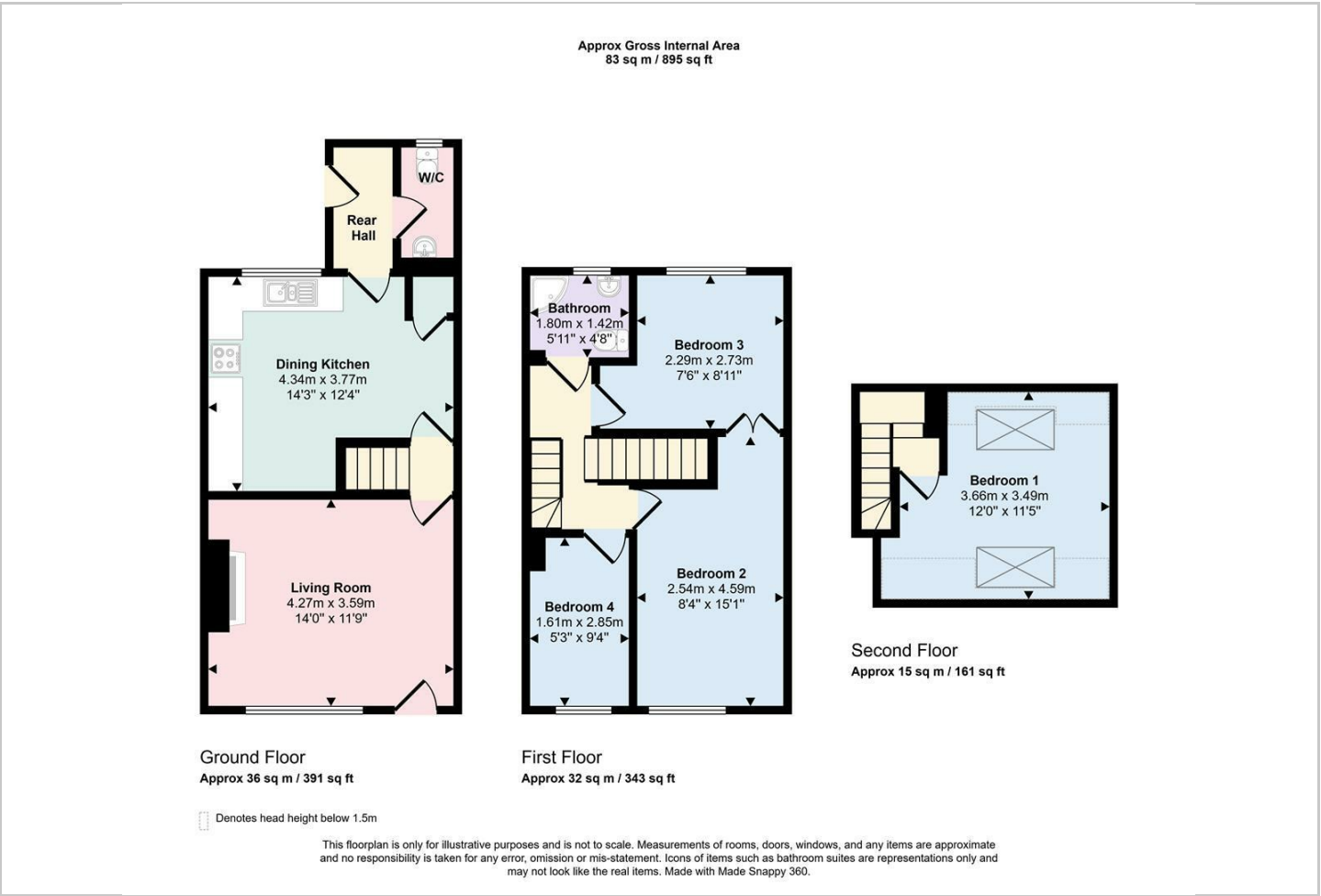
Hybrid Map



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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