



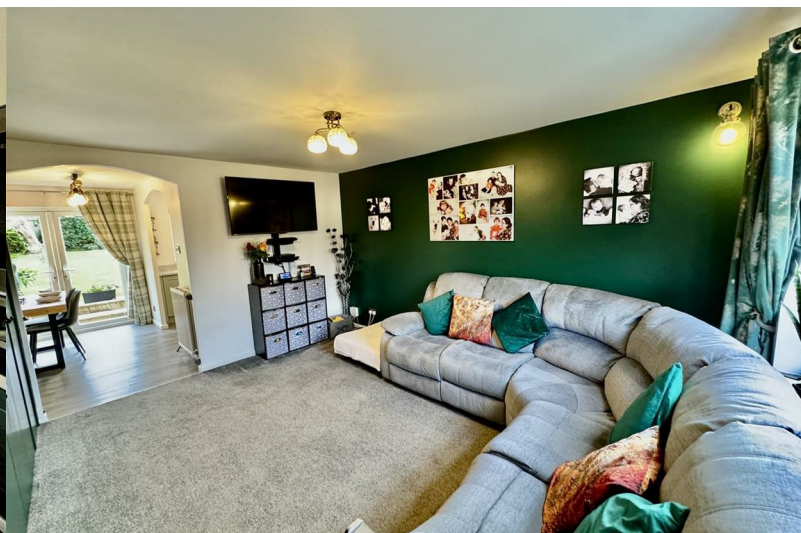
Davies Properties



39 Felbrigg Avenue

Keighley, BD22 6BA

Offers In The Region Of £190,000



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This beautifully maintained and surprisingly spacious family home occupies a desirable position within a quiet cul-de-sac. The ground floor offers well-proportioned, open-plan living space, comprising a comfortable lounge, an adjoining dining area and a modern, well-appointed fitted kitchen. Upstairs, there are three bedrooms and a contemporary family bathroom.

The property benefits from uPVC double glazing and gas central heating throughout. Externally, a private driveway leads to a single garage, providing valuable off-road parking. The front garden is laid to lawn, while a side pathway gives access to the enclosed rear garden, which features both a lawned area and a paved patio – perfect for outdoor dining and entertaining in the warmer months.

With its appealing layout, excellent condition and sought-after location, this home represents an ideal purchase for first-time buyers, growing families, or investors seeking a property ready for immediate occupation.

GROUND FLOOR

Living Room

10'9" x 14'2" (3.28m x 4.32m)

Featuring a uPVC double-glazed window and entrance door to the front aspect, along with a central heating radiator. An open-plan staircase rises to the first floor, enhancing the sense of space and flow throughout the property.

Open plan to:

Dining Room

11'1" x 7'2" (3.38m x 2.18m)

Fitted with uPVC double-glazed French doors that seamlessly connect the indoors with the rear garden, creating an inviting flow that is particularly enjoyable during the summer months. A central heating radiator completes the space.

Open plan to:

Kitchen

10'5" x 6'2" (3.18m x 1.88m)

A contemporary fitted kitchen featuring matching wall and base units topped with laminate work surfaces and coordinating upstands. The design incorporates a composite sink with a swan-neck mixer tap, an integrated double electric oven, integrated microwave, gas hob with extractor hood above, and an integrated washing machine. A uPVC double-glazed window to the rear elevation provides natural light and a pleasant outlook over the rear garden.

FIRST FLOOR

Landing

With loft hatch and a useful linen cupboard housing the combi-boiler.

Bedroom 1

8'5" x 11'00" (to wardrobe fronts) (2.57m x 3.35m (to wardrobe fronts))

Featuring a uPVC double-glazed window to the front elevation, a central heating radiator, and practical built-in wardrobes offering convenient storage space.

Bedroom 2

9'7" x 7'7" (into recess) (2.92m x 2.31m (into recess))

Benefitting from a uPVC double-glazed window to the rear elevation and a central heating radiator, providing comfort and a pleasant view over the garden.

Bedroom 3

6'7" x 7'8" (into recess) (2.01m x 2.34m (into recess))

Enjoying a uPVC double-glazed window to the rear elevation, this room is complemented by a central heating radiator and offers a peaceful outlook over the garden.

Bathroom

6'3" x 5'2" (1.91m x 1.57m)

Featuring a white three-piece suite, including a panelled bath with overhead shower, pedestal hand wash basin, and W/C. The bathroom is complemented

by a chrome heated towel rail, vinyl flooring, recessed ceiling spotlights, an extractor fan, and a uPVC double-glazed window to the side elevation, providing both light and ventilation.

EXTERIOR

The property benefits from a driveway leading to a single garage, offering convenient off-road parking. To the front, a neatly maintained lawn adds to the home's curb appeal, while a side pathway provides access to the rear garden. The rear space is predominantly laid to lawn, complemented by shrubs and a paved patio area, creating an ideal setting for outdoor entertaining and relaxing during the summer months.

ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: B
- ~ Parking: Driveway leading to a single garage
- ~ 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



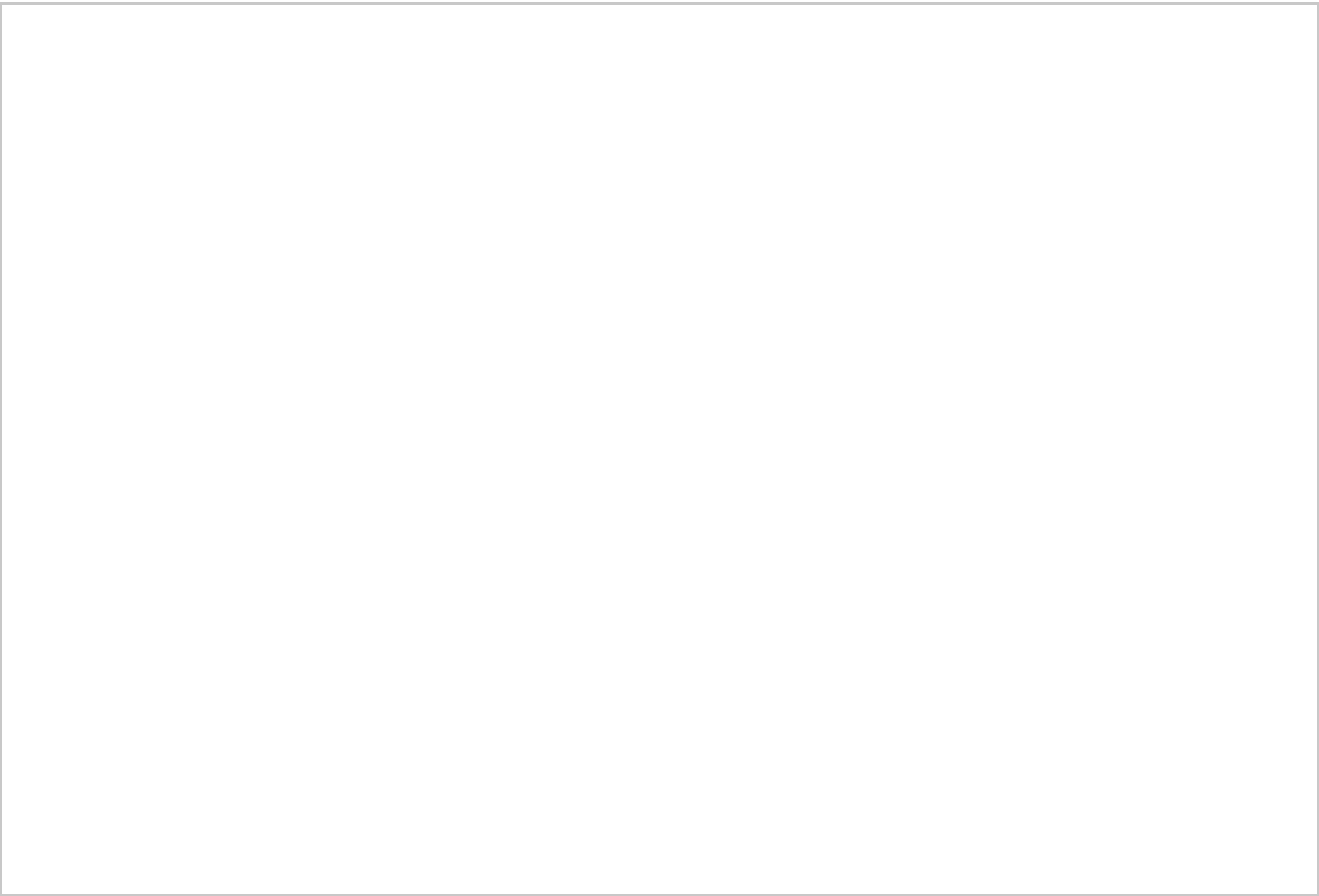
Hybrid Map



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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