



# Davies Properties



18 Halifax Road

Cross Roads, Keighley, BD22 9DH

Reduced £170,000



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Tucked away just off Halifax Road in the peaceful village of Cross Roads, on the outskirts of Keighley, this semi-detached property offers an excellent opportunity for first-time buyers and investors alike. The home features a well-balanced layout with a welcoming reception room, ideal for relaxing or entertaining. There are three well-proportioned bedrooms, providing flexibility for family living, guest accommodation or a home office. A modern fitted kitchen and a contemporary three-piece bathroom suite offer comfort and convenience for everyday life. Recently redecorated throughout, the property presents a fresh, modern interior, ready for immediate occupation. An intruder alarm system is also installed for added peace of mind.

The property benefits from uPVC double glazing and gas central heating and has excellent parking options, including a garage and hard-standing area offering off-road parking, ideal for households with multiple vehicles. Situated within easy reach of local amenities, well-regarded schools and transport links, the location enhances the practicality and appeal of this attractive home.

Perfect for those wishing to settle within a friendly community or seeking a sound investment opportunity, this property combines comfort, style and convenience in an appealing setting. Early viewing is highly recommended.

## LOWER GROUND FLOOR

### Cellar

A small useful storage cellar.

## GROUND FLOOR

### Entrance Porch

4'8" x 6'10" (1.42m x 2.08m)

Featuring a uPVC entrance door and double-glazed uPVC windows, complemented by vinyl flooring and a central heating radiator.

### Living Room

10'1" x 15'6" (3.07m x 4.72m)

Includes two double-glazed uPVC windows and two central heating radiators.

## Dining Kitchen

9'10" x 12'2" (3m x 3.71m)

Fitted with a matching range of wall and base units with work surfaces and tiled splashbacks, this kitchen includes an integrated double electric oven, ceramic hob with extractor hood, stainless steel sink, and plumbing for a washing machine. Recessed ceiling spotlights provide additional lighting. There are two double-glazed uPVC windows, a central heating radiator, and vinyl flooring throughout.

## FIRST FLOOR

### Landing

Includes a double-glazed uPVC window and a central heating radiator.

## Bedroom 1

10'2" x 9'1" (3.1m x 2.77m)

Features two double-glazed uPVC windows, a central heating radiator, and a practical built-in wardrobe.

## Bedroom 2

11'10" x 7'5" (3.61m x 2.26m)

Includes a double-glazed uPVC window, a central heating radiator, and a convenient fitted wardrobe.

## Bedroom 3

5'3" x 7'6" (1.6m x 2.29m)

Comprises a double-glazed uPVC window and a central heating radiator.

## Bathroom

8'8" x 3'9" (2.64m x 1.14m)

Fitted with a white three-piece suite, including a panelled bath with shower mixer tap, pedestal hand wash basin, and WC, with tiled walls, a central heating radiator, and a Velux sun-tunnel window to maximise natural light.

## EXTERIOR

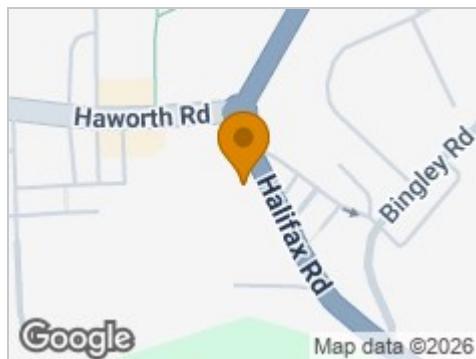
The exterior of the property is constructed from traditional stone and features a small porch entrance, creating an inviting first impression. The front garden and pathway are neatly presented with artificial grass and paving stones and gravel, complemented by a raised deck ideal for seating. Enclosed by fencing and mature planting, this private space provides a pleasant spot for relaxation without the upkeep of a traditional garden, offering a low-maintenance and welcoming approach to the home. A stone-paved hard-standing leads to a detached garage, providing secure off-road parking.

## ADDITIONAL INFORMATION

- ~ Council Tax Band: B
- ~ Tenure: Freehold
- ~ Parking: Detached garage and hard-standing for off-road parking.
- ~ Broadband - according to the Ofcom website there is 'Standard' and 'Superfast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.



## Road Map



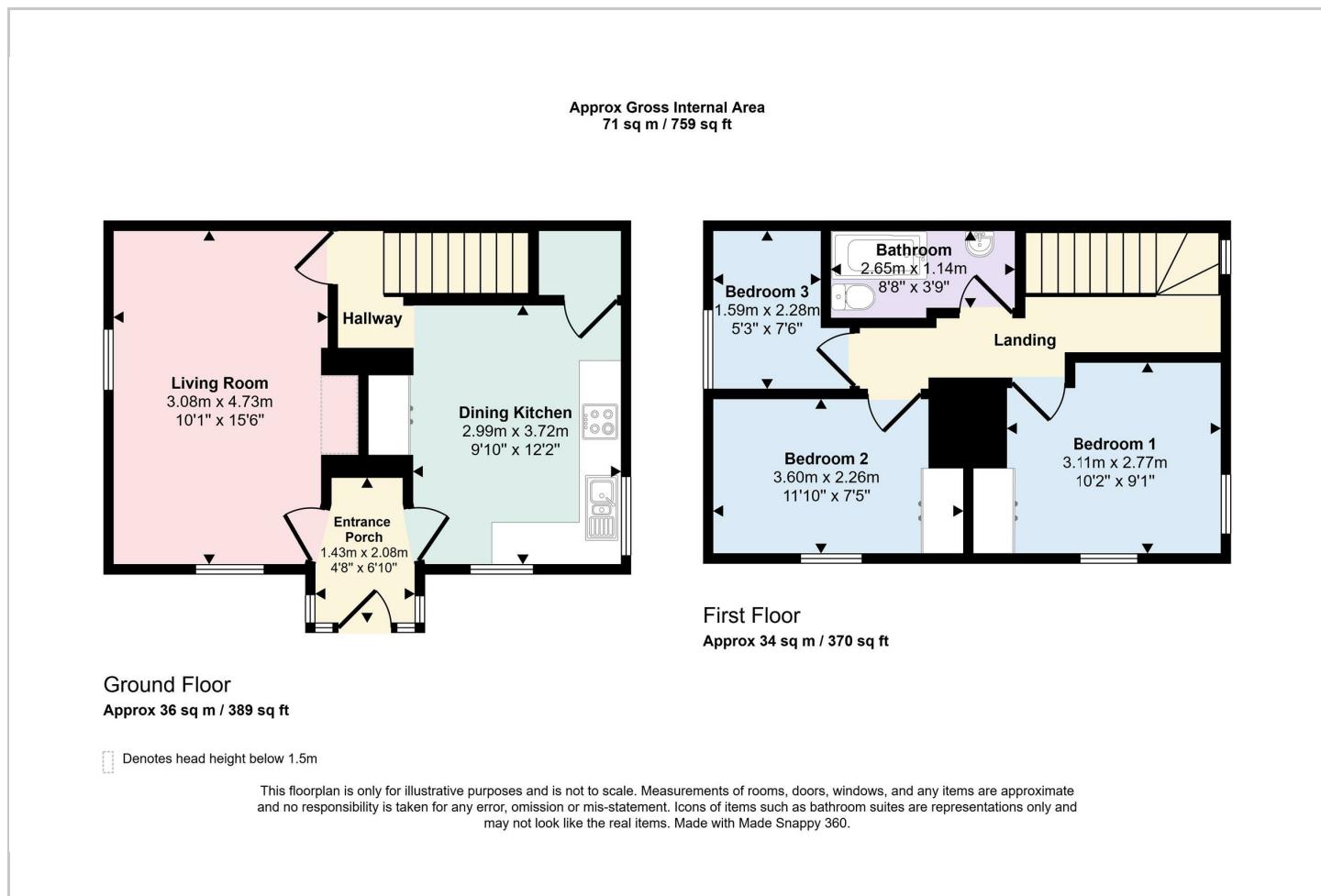
## Hybrid Map



## Terrain Map



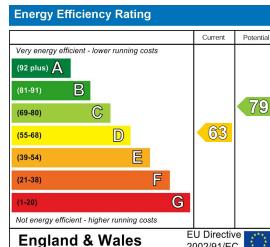
## Floor Plan



## 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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