



# Davies Properties



## 22 Sunnyhill Grove

Keighley, BD21 1RU

Offers In The Region Of £150,000





# 22 Sunnyhill Grove

Keighley, BD21 1RU

Offers In The Region Of £150,000



Offered with vacant possession is this spacious and well-presented two-bedroom semi-detached home, ideally located in a highly sought-after residential area close to local schools, amenities, and convenient bus routes.

The property offers generous living accommodation, comprising a welcoming lounge, a separate dining room, and a modern kitchen on the ground floor. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Additional benefits include gas central heating and uPVC double glazing throughout. Externally, there are low-maintenance gardens and a long driveway providing ample off-road parking for several vehicles, leading to a detached single garage.

The property also benefits from approved planning permission for a two-storey side extension, offering the exciting potential to create additional living space, including an extra bedroom.

This lovely home is perfect for first-time buyers or a growing family seeking comfort, convenience, and room to expand in a popular and well-connected location.

## GROUND FLOOR

### Living Room

11'9" x 12'7" (3.58m x 3.84m)

Featuring laminate flooring, two uPVC double-glazed windows to the front and side elevations, a central heating radiator, and recessed ceiling spotlights.

### Dining Room

9'6" x 12'6" (2.90m x 3.81m)

Comprising a uPVC double-glazed window to the rear elevation and a uPVC double-glazed door providing access to the rear porch, laminate flooring, a central heating radiator, and a combi boiler discreetly concealed behind a panel. Includes useful under-stairs storage.

### Porch

4'7" x 5'7" (1.40m x 1.70m)

With uPVC double glazed windows and door.

### Kitchen

7'9" x 9'11" (2.36m x 3.02m)

Fitted with a range of matching wall and base units with complementary work surfaces and matching splashbacks. Incorporating a single electric oven with gas hob and extractor hood above, a stainless steel sink, tiled flooring, a central heating radiator, and a uPVC double-glazed window to the side elevation.

## FIRST FLOOR

### Bedroom 1

9'1" x 13'0" (2.77m x 3.96m)

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

### Bedroom 2

9'8" x 12'8" (2.95m x 3.86m)

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

### Bathroom

7'2" x 4'11" (2.18m x 1.50m)

Comprising a white three-piece suite, including a bath with shower mixer tap, pedestal hand wash basin, and WC. The bathroom also features a chrome heated towel rail, tiled walls, and a uPVC double-glazed window to the side elevation.

## EXTERIOR

The property benefits from low-maintenance gardens to the front, side, and rear. A long driveway provides ample off-road parking for several vehicles and leads to a detached single garage.

## ADDITIONAL INFORMATION

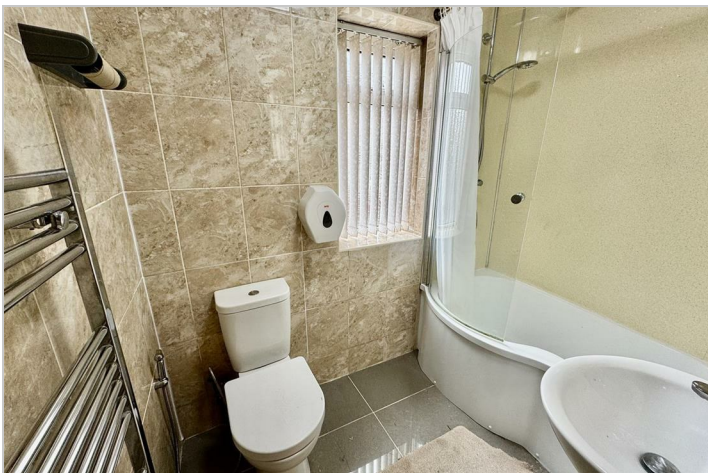
~ Tenure: Freehold

~ Council Tax Band: B

~ Parking: Driveway providing ample off-road parking leading to a single detached 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



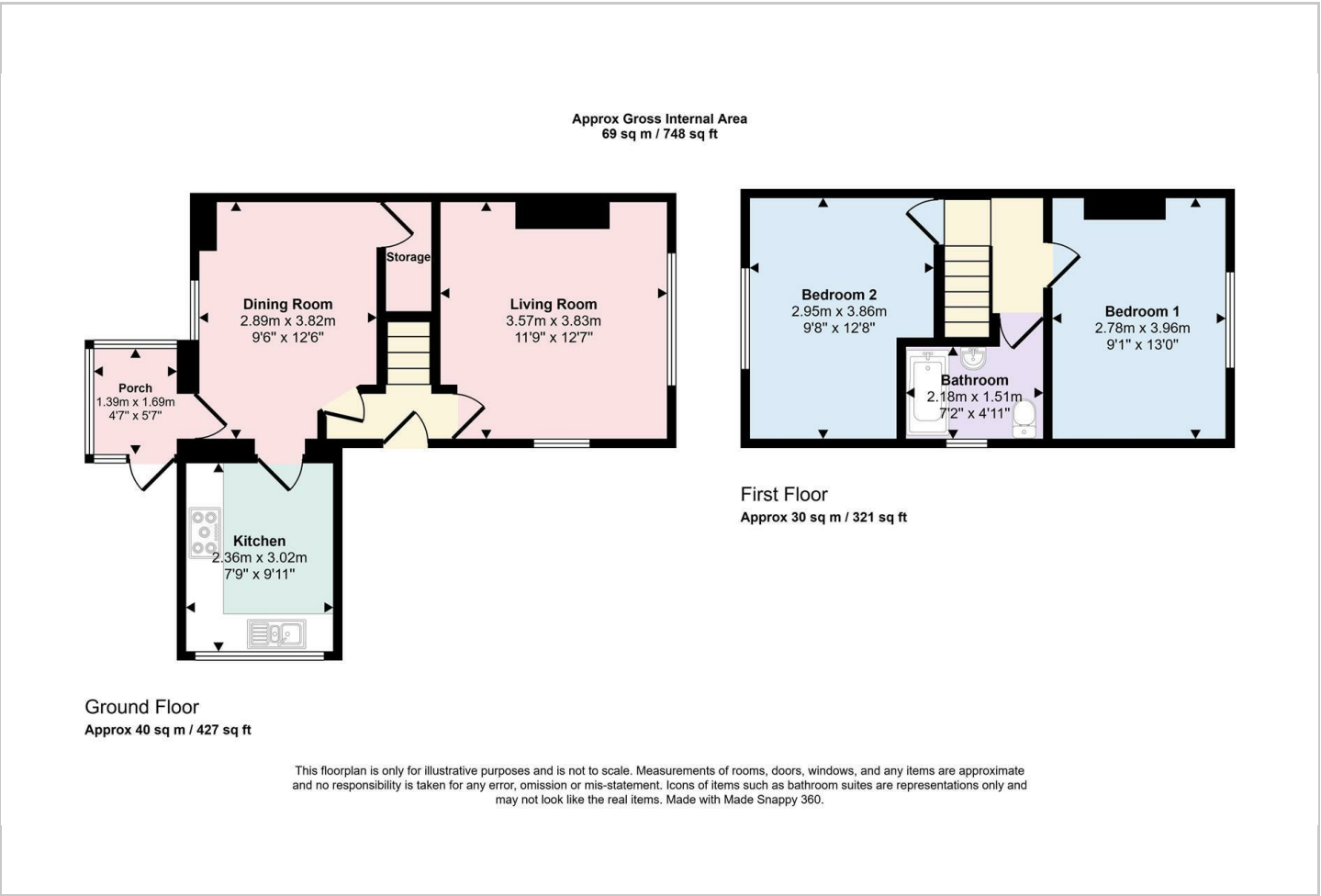
Hybrid Map



Terrain Map



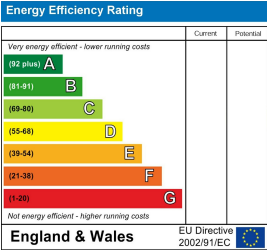
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.