



High Whin Fold, Keighley, BD22 6FB

Asking Price £219,995

- END TOWN HOUSE
- PRIVATE PARKING
- CUL-DE-SAC POSITION
- AMAZING VIEWS
- THREE DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- MASTER BEDROOM WITH EN-SUITE



# High Whin Fold, Keighley BD22 6FB

Set in CUL-DE-SAC POSITION, this IMMACULATELY PRESENTED, THREE DOUBLE BEDROOM END TOWNHOUSE offers deceptively SPACIOUS ACCOMMODATION throughout. Including PRIVATE PARKING and SOUTH FACING GARDEN.

3 2 1 B

Council Tax Band: C



## PROPERTY DETAILS

Set in cul-de-sac position, this immaculately presented, three double bedroom end townhouse offers deceptively spacious accommodation throughout. Set over three floors to include an en-suite to the master bedroom plus house bathroom, two car parking spaces to the front of the property and South facing garden to the rear with paved seating areas, decking and the most amazing views overlooking open fields and beyond. The property benefits from gas central heating plus uPVC double glazing.

Internal inspection is a must to appreciate this wonderful family home.

Briefly the property comprises;

## GROUND FLOOR

### ENTRANCE HALL

### GROUND FLOOR W.C

With low flush W.C, hand wash basin and window to the front elevation.

### KITCHEN

12' x 6' 9"

with a range of base and wall units in high gloss grey with contrasting work surfaces over, integrated fridge freezer, washing machine and dishwasher, stainless steel sink with mixer tap and window to the front elevation having pleasing views overlooking fields.

### LOUNGE

20' x 13'

generous size room with freestanding gas stove, storage cupboard, neutral décor, carpet flooring, window to the side elevation and patio doors leading out to the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

13' 6" x 9' 5"

with a view to the rear elevation overlooking fields and beyond, neutral décor, carpet flooring and a door leading into the house bathroom.

### BEDROOM TWO

13' 1" x 9' 8"

with views to the front elevation, neutral decor and carpet flooring.

### HOUSE BATHROOM

Three piece white suite comprising; low suite W.C, wash hand basin, bath, radiator and part tiled walls.

## SECOND FLOOR

### BEDROOM THREE

28' x 8'7"

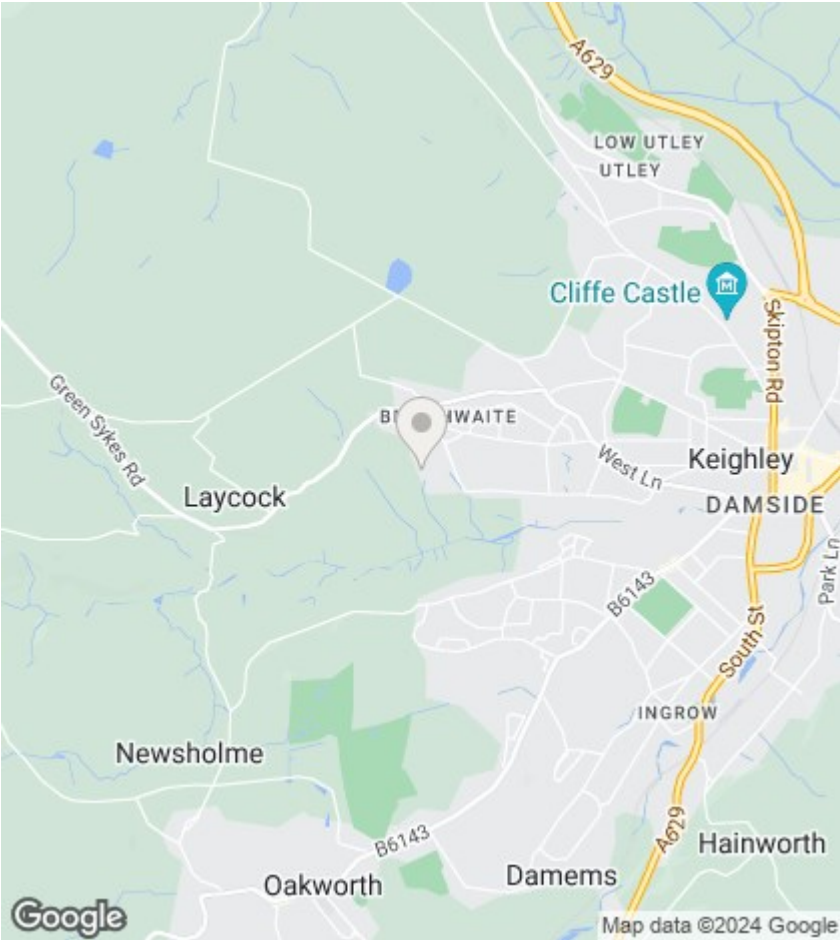
spacious master bedroom with Velux window and dormer window, dressing area, storage cupboard, tastefully decorated and carpet flooring. Door leading to the;

### EN-SUITE SHOWER ROOM

Generous en-suite shower room with a walk in shower having a glass screen, low flush W.C, hand wash basin and vinyl floor covering.

### OUTSIDE

Externally there is parking for two cars to the front of the property, side entrance gate leading to the South facing rear garden with paved patio area, fruit trees, decking and the most amazing views overlooking fields, countryside and beyond.



Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor