



## 11 Gott Street, Cross Roads, Keighley, BD22 9AY

£240,000

- IMPRESSIVE FOUR BEDROOM MID-TERRACE
- SET ACROSS THREE FLOORS
- GARDENS FRONT AND REAR
- SOLID FUEL STOVE
- TASTEFULLY APPOINTED
- RURAL VIEWS TO THE REAR
- OFF-ROAD PARKING
- WELL MAINTAINED & PRESENTED
- IMPRESSIVE FAMILY BATHROOM
- CELLAR STORAGE

# 11 Gott Street, Keighley BD22 9AY

**\*\* SUBSTANTIAL FOUR BEDROOM MID-TERRACE \*\* WELL PRESENTED THROUGHOUT \*\* TASTEFULLY APPOINTED \*\* THREE LARGE DOUBLE BEDROOMS & ONE SINGLE \*\* Bronte Estates are delighted to offer for sale this impressive family home in the popular Cross Roads area of Keighley. Briefly comprising of: Entrance Hallway, Lounge with cast iron solid fuel stove, a spacious Kitchen-Diner, Cellar, two first floor double Bedrooms and a single Bedroom, a superb family Bathroom and an overall master Bedroom on the second floor with fitted wardrobes and an Ensuite. To the rear are rural views and the property also benefits from off-road parking and many recent improvements. Early viewing is advised.**



Council Tax Band: B



### **Entrance Hall**

Laminate flooring, stairs to the first floor, central heating radiator and a door to the lounge.

### **Lounge**

14'0 x 13'1

A characterful room with a high ceiling, solid fuel stove, arched alcove and feature wall panelling. Laminate flooring, window to the front elevation and a column style radiator. Door to the kitchen.

### **Kitchen-Diner**

16'1 x 12'8

A spacious fitted kitchen with a large breakfast bar and a range of fitted base and wall units. Feature fireplace recess with tiled inlay and space for an electric stove. Integrated electric oven, electric hob and extractor above plus plumbing for a washing machine and an enamel sink & drainer. There are windows to the rear elevation and an external door leading to the rear garden. Door to the cellar.

### **Cellar**

13'9 x 12'8 plus 6'0 x 4'9

With washing machine plumbing and providing further storage space.

### **First Floor**

Landing area with storage cupboard and a door leading to the second floor.

### **Bedroom Two**

14'0 x 10'4

Window to the rear elevation, central heating radiator plus feature wall panelling.

### **Bedroom Three**

13'1 x 10'4

Window to the front elevation, wall panelling and a central heating radiator.

### **Bedroom Four**

7'9 x 5'10

Currently used as an office space. Window to the front elevation and a central heating radiator.

### **Bathroom**

A modern family bathroom comprising of a panelled bath with centre telephone style taps, crittall style shower screen and a rainfall shower

over, modern rectangular washbasin with storage below and a low flush WC. Window to the rear elevation, laminate flooring and a column style radiator with integral towel rail.

### **Second Floor**

Stairs from the landing lead to the attic master bedroom.

### **Bedroom One**

15'1 x 12'2

Large fitted wardrobes / storage area with mirror front sliding doors, dormer window to the rear elevation, exposed beams and a central heating radiator. Door to the ensuite.

### **Ensuite**

Shower room comprising of a shower cubicle with electric shower and folding door, wall mounted washbasin and a low flush WC. Window to the rear elevation.

### **External**

To the front of the property is a low maintenance gravel garden with a stone wall boundary and garden gate. To the rear is an enclosed garden that enjoys open views, with artificial grass, decking and a fenced boundary. There is an allocated off-road parking space across from the property and a further space directly in front of the house.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

