



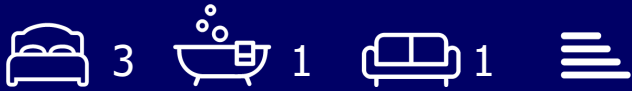
## 2 Lune Street, Cross Roads, Keighley, BD22 9DJ

Offers Over £225,000

- FULLY REFURBISHED COTTAGE
- THREE DOUBLE BEDROOMS
- NEW FLOORING & DECOR
- NEW DOORS, PORCH & WINDOWS
- OPEN VIEWS TO THE FRONT
- SET OVER FOUR LEVELS
- RE-WIRED & REPLASTERED
- NEW KITCHEN & BATHROOM
- WOOD BURNER STOVE
- LARGE PARKING AREA

## 2 Lune Street, Keighley BD22 9DJ

**\*\* SUPERB THREE DOUBLE BEDROOM COTTAGE \*\* RECENTLY FULLY REFURBISHED THROUGHOUT \*\* DECEPTIVELY SPACIOUS \*\* IMMACULATEDLY PRESENTED \*\*** Bronte Estates are delighted to list for sale this unusual and most impressive property that has been transformed from a two bedroom cottage to a spacious family home set across four levels. To the ground floor is a large 22' living room and a ground floor WC. The impressive dining kitchen is at basement level and to the first floor are two double bedrooms and the family bathroom. An overall third double bedroom can be found in the attic space. Externally the property benefits from a large forecourt with parking for three cars, patio area and flowerbeds. Rural views to the front complete this ideal family home. An absolute gem! Early viewing is advised.



Council Tax Band: A



## **PORCH**

8'4 x 5'4

Yorkshire stone flooring.

## **LOUNGE**

22'3 x 12'4

Good size living area with feature wood burning stove, two central heating radiators, windows to front & rear, boiler cupboard & storage.

## **LOBBY**

Door to cellar and door through to WC.

## **WC**

Matching low flush WC & wash basin set in a vanity unit.

## **CELLAR**

Small keeping cellar, ideal for storage.

## **BASEMENT KITCHEN**

21' x 8'5

Located on the lower ground floor level this kitchen includes a great dining space. Comprising; modern fitted base & wall units, contrasting work surfaces, laminate flooring, two windows to the side, utility cupboard with space for a tumble dryer & plumbing for a washing machine. Integrated appliances to include; dish washer, electric oven, microwave, five ring electric hob & fridge freezer.

## **FIRST FLOOR LANDING**

Ceiling spot lights, smoke alarm, doors to two bedrooms & bathroom.

## **BATHROOM**

Large panelled bath with rainfall shower above, low flush WC, wash basin set in a vanity unit, chrome central heated towel rail, window to the rear.

## **BEDROOM ONE**

12'9 x 10'3

Central heating radiator, window to the front with open views.

## **BEDROOM TWO**

9'6 x 9'3

Central heating radiator, window to the rear, ceiling spot lights.

## **ATTIC BEDROOM**

14'8 x 11'11

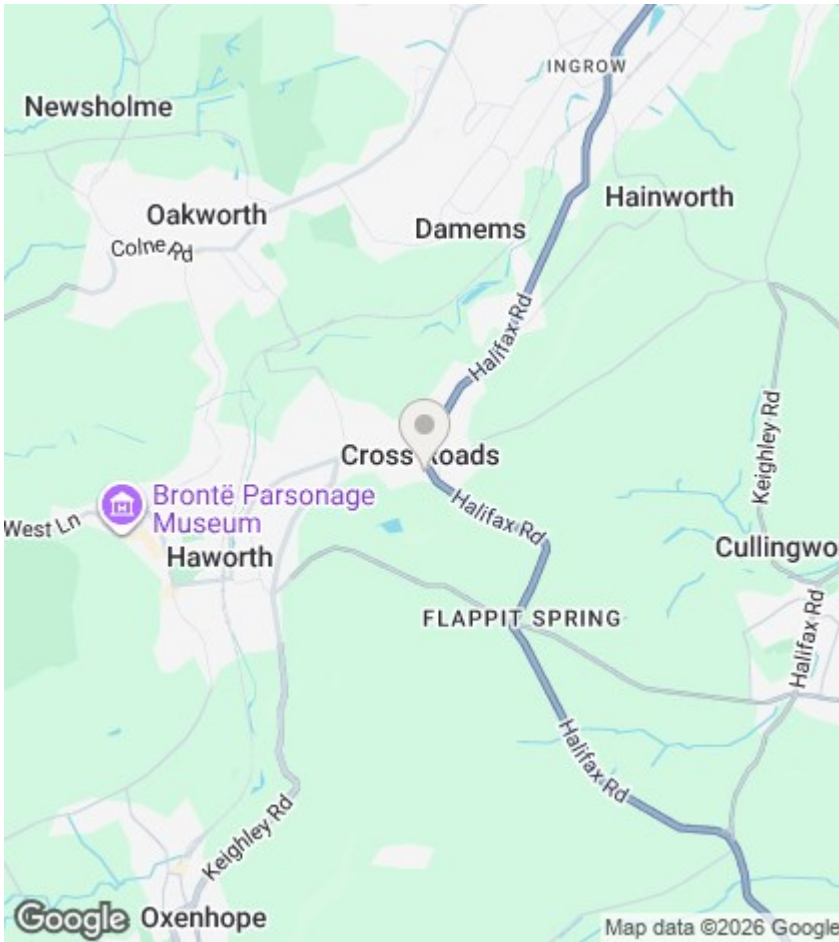
Exposed beams, central heating radiator, four Velux windows, smoke alarm, ceiling spot lights.

## **EXTERIOR**

Forecourt parking with space for 3+ cars & flower beds.







## Directions

## Viewings

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

## EPC Rating:

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>		
(55-68) <b>D</b>		
(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 	