



# Davies Properties



## 53 Mannville Walk

Keighley, BD22 6AQ

£800 PCM



A well-presented two-bedroom home situated in this popular and convenient location, ideally suited to a single occupant or couple.

The accommodation comprises a lounge and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. The property also benefits from uPVC double glazing and gas central heating throughout.

Externally, there are enclosed yards to both the front and rear, providing useful outside space.

The property is well placed for local shops and amenities, with a main bus route into the town centre close by. Lund Park is also just a short distance away, making this a convenient and appealing home.



## GROUND FLOOR

### Dining Kitchen 11'5" x 10'8" (3.48 x 3.25)

With a uPVC entrance door and window to the front elevation, the kitchen is fitted with a range of wall and base units, incorporating an electric oven, gas hob with extractor hood over, and a one-and-a-half bowl stainless steel sink. There is also a wall-mounted combi boiler, central heating radiator, freestanding fridge/freezer, washing machine and tumble dryer. A useful under-stairs pantry provides additional storage space.

### Living Room 12'9" x 11'8" (3.89 x 3.56)

With a uPVC entrance door and uPVC double glazed window to the rear elevation, the room also benefits from a central heating radiator. A living flame gas fire, set within a granite inset and hearth with a wooden surround, creates an attractive focal point.

## FIRST FLOOR

### Bedroom 1 12'9" x 11'9" (3.89 x 3.58)

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

### Bedroom 2 10'10" x 6'8" (3.3 x 2.03)

With a uPVC double glazed window to the front elevation, central heating radiator and useful storage cupboard.

### Bathroom 7'11" x 5'7" (2.41 x 1.7)

Fitted with a white three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and W/C. The room also benefits from a central heating radiator, built-in storage cupboards and a uPVC double glazed window to the front elevation.

## EXTERIOR

There are yards to both the front and rear of the property.

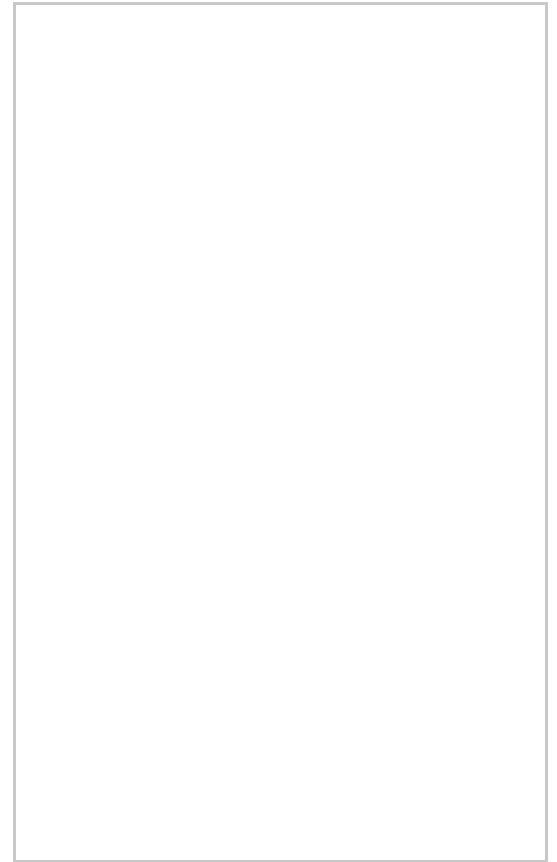
## ADDITIONAL INFORMATION

- ~ Bond: £923.00
- ~ Council Tax Band 'A'
- ~ No Smokers
- ~ Parking: on-street, no permit required

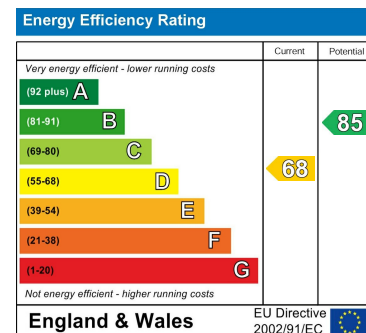
## Area Map



## Floor Plans



## Energy Efficiency Graph



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