



# Davies Properties



## 40 Steadings Way

Exley Head, Keighley, BD22 6SD

£975 PCM



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Situated in the popular residential area of Steadings Way, Keighley, this modern semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a well-appointed bathroom, ensuring convenience for all residents. The modern design of the property reflects contemporary living, making it an appealing choice for those seeking a stylish home.

Additionally, the property benefits from off-road parking, providing ease and accessibility in this desirable location. Steadings Way is situated in a friendly neighbourhood, close to local amenities and transport links, making it an ideal spot for those who appreciate both tranquillity and convenience.

This semi-detached house is a fantastic opportunity for anyone looking to settle in Keighley, combining modern living with a sense of community. Do not miss the chance to make this delightful property your new home.

## GROUND FLOOR

### Entrance Vestibule

Featuring a composite entrance door, central heating radiator, and staircase leading to the first floor.

### Living Room

14'5" x 12'6" (4.39 x 3.81)

Benefitting from a uPVC double glazed bay window to the front elevation and a central heating radiator.

### Dining Kitchen

15'9" x 8'10" (4.8 x 2.69)

Fitted with a range of contemporary wall and base units with complementary work surfaces and tiled splashbacks. Includes an integrated electric oven, gas hob with extractor hood above, and a porcelain sink with swan-neck mixer tap. A uPVC double

glazed window overlooks the rear elevation, and additional features include a central heating radiator, laminate flooring, and a combi boiler housed within a cupboard. Patio doors open out to the rear garden, providing a seamless connection between indoor and outdoor living—perfect for the summer months.

### W/C

4'3" x 4'3" (1.3 x 1.3)

Comprising a WC and pedestal hand wash basin, with a uPVC double glazed window to the side elevation. Finished with tile-effect laminate flooring and a chrome heated towel rail.

## FIRST FLOOR

### LANDING

Featuring a uPVC double glazed window to the side elevation, a central heating radiator, and a useful built-in linen cupboard.

### Bedroom 1

12'6" x 9'3" (3.81 x 2.82)

Benefitting from a uPVC double glazed window to the front elevation, a central heating radiator, and a spacious walk-in wardrobe.

### Bedroom 2

9'3" x 8'3" (2.82 x 2.51)

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

### Bedroom 3

7'2" x 6'2" (2.18 x 1.88)

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

### Bathroom

6'3" x 6'2" (1.91 x 1.88)

With a modern three-piece suite comprising of vanity sink unit, W/C and panelled bath with shower mixer tap. Chrome heated towel rail, laminate panels to the walls and vinyl floor covering.

### EXTERIOR

The property benefits from a lawned garden to the front, a driveway to the side, and a south-facing patio

area to the rear, complemented by a tiered lawned garden—providing an ideal outdoor space to enjoy during the summer months.

### OTHER INFORMATION

~ Council Tax Band: C

~ Bond: £1,125.00

~ No Smokers



### Road Map



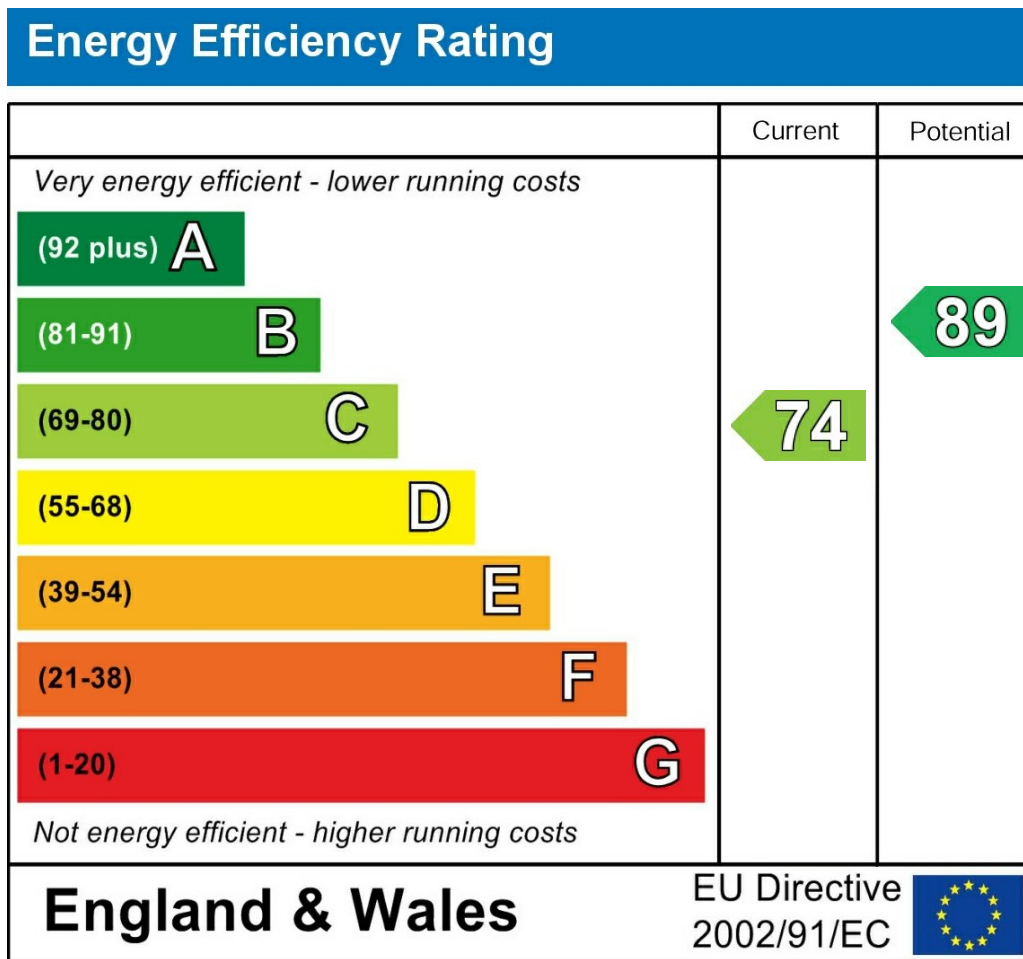
### Hybrid Map



### Terrain Map



### Energy Efficiency Graph



### Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

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