



Davies Properties



145 Westburn Avenue

Keighley, BD22 6LB

Offers In The Region Of £225,000



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A spacious three-bedroom semi-detached home offering excellent potential for buyers looking to put their own stamp on a property. Occupying a generous plot with gardens and off-road parking, the property provides approximately 986 sq ft of accommodation and would now benefit from a programme of modernisation and general improvement.

The ground floor comprises an entrance hall, a particularly generous through living room and a large kitchen extending across the rear of the property, while to the first floor are three bedrooms and a family bathroom.

A particularly appealing feature is the 'approved planning permission for a two-storey side extension', providing exciting scope to significantly increase the accommodation and enhance the property further.

With well-proportioned rooms, good outside space and considerable potential both in its existing form and through the approved extension, this is an excellent opportunity for buyers seeking a substantial family home they can improve to their own taste. Early viewing is recommended to fully appreciate the space and possibilities on offer.

GROUND FLOOR

Entrance Hall

With a uPVC double glazed entrance door, a central heating radiator, stairs ascending to the first floor and useful under-stairs storage.

Living Room

11'11" x 23'6" (3.63m x 7.16m)

A substantial living space with a uPVC double glazed bay window to the front, two central heating radiators and a living flame gas fire with a stone surround.

Kitchen

16'6" x 17'8" (5.03m x 5.38m)

A particularly spacious kitchen fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks, incorporating a sink and drainer and space for a range-style cooker and washing machine. Benefiting from excellent natural light from windows to the side and rear, together with a large translucent roof covering the extended rear section. Two central heating radiators and access to the rear garden.

FIRST FLOOR

Landing

With a uPVC double glazed window to the side elevation and loft hatch.

Bedroom 1

12'2" x 12'6" (3.71m x 3.81m)

With a uPVC double glazed window to the front elevation, a central heating radiator and built-in wardrobes and cupboards.

Bedroom 2

10'6" x 9'6" (3.20m x 2.90m)

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

Bedroom 3

8'4" x 7'1" (2.54m x 2.16m)

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

Bathroom

5'8" x 5'4" (1.73m x 1.63m)

With a white three-piece suite comprising of a 'P' shaped bath with electric shower overhead, W/C and pedestal hand wash basin. Tiled walls, electric heated towel rail, a cupboard houses the combi-boiler and there's a uPVC double glazed window to the side elevation.

EXTERIOR

Externally, the property benefits from a low-maintenance pebbled garden to the front together with a driveway providing off-road parking. To the rear is a generous, low-maintenance garden arranged over two tiers, with paved and gravelled seating areas, raised planting beds and mature boundary screening. There is also a useful timber garden cabin/summerhouse, providing an attractive additional space for relaxing or entertaining.

ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Council Tax Band: C

~ Parking: Driveway with off-road parking for several vehicles.

~ Planning permission was previously granted for the construction of a two-storey side extension (Bradford Council Ref. 14/02761/HOU). Interested parties should make their own enquiries regarding the current status of the consent.

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



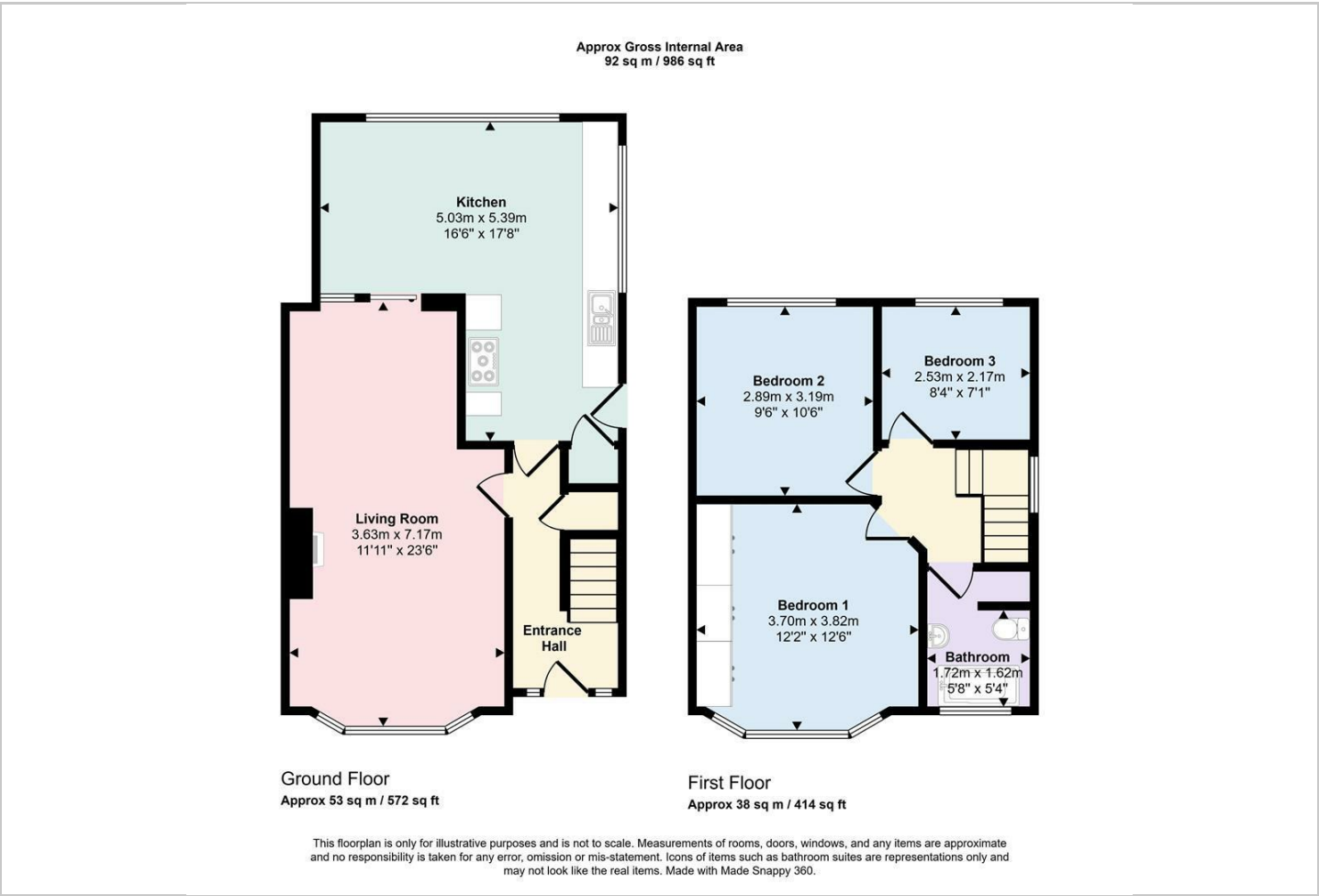
Hybrid Map



Terrain Map



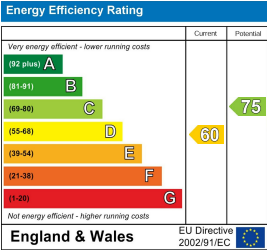
Floor Plan



Viewing

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

Energy Efficiency Graph



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