



# Davies Properties



## 2 & 2A Elmwood Terrace

Keighley, BD22 7DP

Offers In The Region Of £170,000





# 2 & 2A Elmwood Terrace

Keighley, BD22 7DP

Offers In The Region Of £170,000



This property is currently arranged as two self-contained maisonettes, created by the present owners as a rental investment. The accommodation comprises a two-bedroom flat and a three-bedroom flat, both of which benefit from uPVC double glazing and gas central heating. The property is being sold as a single dwelling and offers the potential, subject to the necessary planning consents, to be reinstated as one family home if desired.

The ground and lower ground floor maisonette includes a spacious living room, fitted kitchen, utility room, washroom, two bedrooms and a bathroom. The first and second floor maisonette offers a separate living room, kitchen, utility room, washroom, three bedrooms and a bathroom.

While certain areas of the property would benefit from modernisation, this has been reflected in the asking price, making it an attractive option for buyers seeking a project or an investment. Externally, the property enjoys a yard with a decked area and off-road parking.

This is an excellent opportunity for investors or purchasers looking for a versatile property with scope for improvement.

## FLAT 2

### LOWER GROUND FLOOR

#### Entrance Hall

With a uPVC entrance door, a central heating radiator and useful under-stairs storage cupboard housing the combi-boiler.

#### Bathroom

5'5" x 5'10" (1.65m x 1.78m)

With a white three-piece suite comprising of panelled bath, W/C and pedestal hand wash basin, a central heating radiator, tiled walls and a uPVC double glazed window.

#### Bedroom

16'2" x 13'3" (4.93m x 4.04m)

With a uPVC double glazed window and a central heating radiator.

#### Bedroom

12'3" x 6'7" (3.73m x 2.01m)

With a uPVC double glazed window and a central heating radiator.

## GROUND FLOOR

### Living Room & Kitchen

33'1" x 13'7" (10.08m x 4.14m)

Kitchen - with a uPVC entrance door, uPVC double glazed window, matching wall and base units with work-surfaces over incorporating a stainless steel sink, integrated single electric oven with ceramic hob and extractor hood over and a central heating radiator.

Living Room - with a uPVC double glazed bay window and a central heating radiator.

### Utility Room

12'3" x 7'4" (3.73m x 2.24m)

With a uPVC double glazed window, central heating radiator and plumbing for a washing machine.

### W/C

4'2" x 4'3" (1.27m x 1.30m)

With a W/C, pedestal hand wash basin, a central heating radiator and half-tiled walls.

## FLAT 2A

## GROUND FLOOR

### Entrance Hall

17'4" x 5'7" (5.28m x 1.70m)

With a uPVC entrance door and a central heating radiator.

## FIRST FLOOR

### Living Room

13'4" x 11'11" (4.06m x 3.63m)

With a uPVC double glazed window and a central heating radiator.

### Kitchen

15'9" x 12'2" (4.80m x 3.71m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs, single electric oven, electric hob, extractor hood over and a stainless steel sink and a central heating radiator.

### Bedroom

8'5" x 7'8" (2.57m x 2.34m)

With a uPVC double glazed window and a central heating radiator.

### Utility

14'0" x 7'8" (4.27m x 2.34m)

With a uPVC double glazed window, a central heating radiator, plumbing for a washing machine and wall-mounted combi-boiler.

### W/C

4'2" x 4'2" (1.27m x 1.27m)

With a W/C, pedestal hand wash basin and half-tiled walls.

## SECOND FLOOR

### Bedroom

12'7" x 11'7" (3.84m x 3.53m)

With a roof window and a central heating radiator.

### Bedroom

11'8" x 11'5" (3.56m x 3.48m)

With two roof windows and a central heating radiator.

### Store Room

5'11" x 8'0" (1.80m x 2.44m)

With a roof window and a central heating radiator.

### Bathroom

8'9" x 8'2" (2.67m x 2.49m)

With a white four-piece suite comprising of bath, shower cubicle, pedestal hand wash basin and a W/C. Tiled flooring, a central heating radiator and roof window.

## EXTERIOR

With a yard, decked area and useful off-road parking.

## ADDITIONAL INFORMATION

~ Council Tax Band: A

~ Tenure: Freehold

~ Parking: Driveway with off-road parking

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

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

~ Investors or cash buyers only

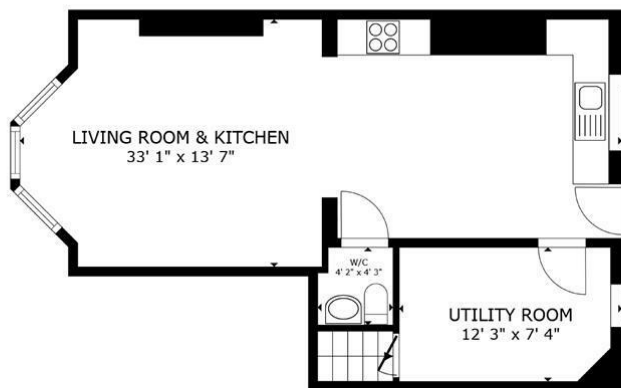








FLOOR 1

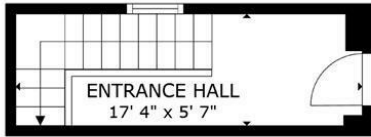


FLOOR 2

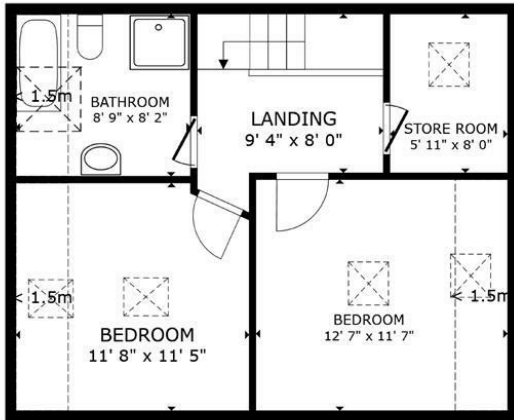


GROSS INTERNAL AREA  
 FLOOR 1 393 sq.ft. FLOOR 2 533 sq.ft.  
 TOTAL : 926 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

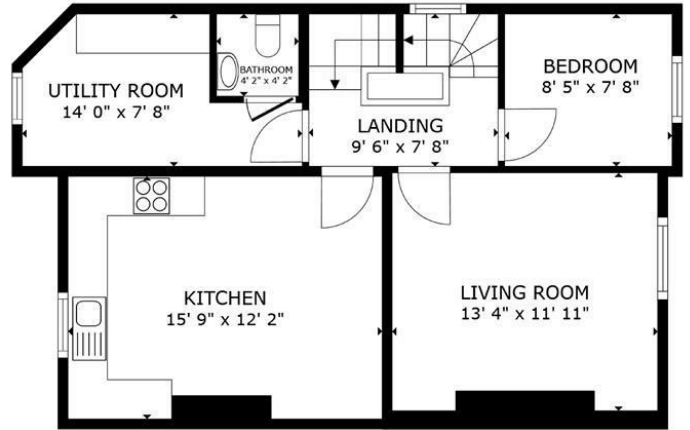




FLOOR 1



FLOOR 3



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 97 sq.ft. FLOOR 2 613 sq.ft. FLOOR 3 408 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 82 sq.ft.  
TOTAL : 1,119 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





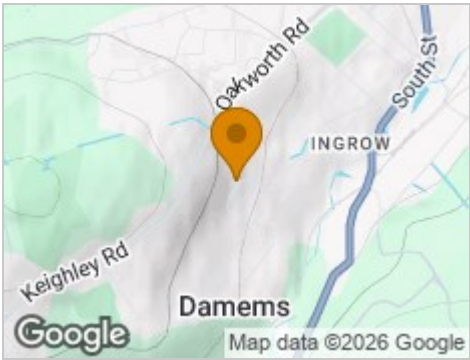
Road Map



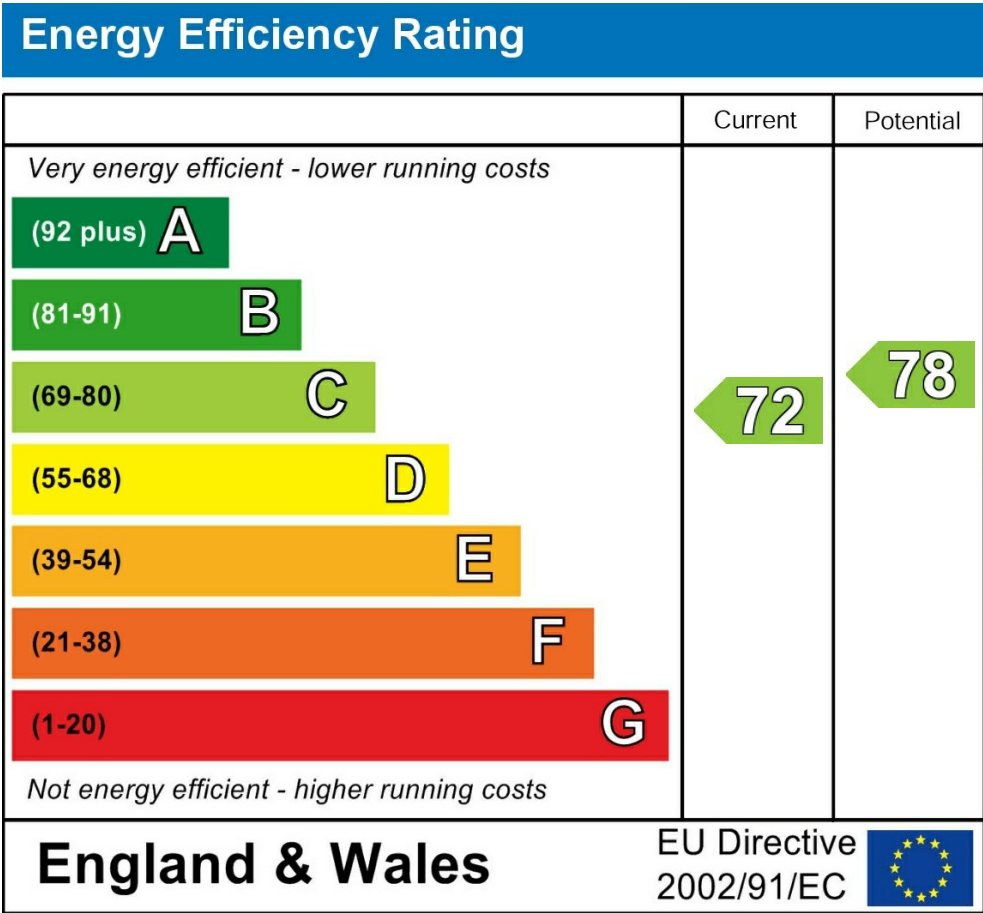
Hybrid Map



Terrain Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.