



# Davies Properties



## 25 Hareton Way

Keighley, BD22 7FP

Offers Over £240,000



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Welcome home. This beautifully presented 2019-built semi-detached property delivers the perfect blend of style, practicality and comfort - ready for you to simply unpack and enjoy.

Backed by the remainder of its 10-year Builder's Guarantee, the home has been thoughtfully designed for the way people actually live today. Downstairs, the layout is bright and welcoming: a practical entrance hall with W/C leads to a contemporary dining kitchen with integrated appliances and spacious lounge - a naturally sociable heart of the home where mornings, mealtimes and get-togethers all come together.

Upstairs you'll find three comfortable bedrooms, including a principal room with its own en-suite shower room for a touch of everyday luxury, plus a modern family bathroom.

Step outside and the rear garden really comes into its own - a neat lawn, mature borders and a paved patio make it an inviting space to enjoy from the first signs of spring right through to the last warm evenings of autumn. A tandem driveway to the front adds the everyday convenience of parking for two cars.

Whether you're a growing family, a couple looking to put down roots or an investor seeking a high-quality, low-maintenance asset - this one ticks every box. Viewings are highly recommended.

## GROUND FLOOR

### Entrance Hall

6'9" x 5'11" (2.06m x 1.80m)

A composite entrance door opens into a welcoming hallway with a central heating radiator and stairs rising to the first floor.

### W/C

6'8" x 4'3" (2.03m x 1.30m)

A convenient ground floor W/C featuring a pedestal hand wash basin, central heating radiator and double glazed window to the front.

### Dining Kitchen

12'7" x 14'6" (3.84m x 4.42m)

A well-appointed dining kitchen fitted with a comprehensive range of wall and base units with coordinating worksurfaces and upstands. Integrated appliances include a single electric oven, ceramic hob

with extractor over, fridge/freezer, dishwasher and washer/dryer, complemented by a one and a half bowl stainless steel sink. A concealed combi-boiler, useful under-stairs storage cupboard, laminate flooring, central heating radiator and double glazed window to the front complete this practical and stylish space.

### Living Room

16'0" x 10'10" (4.88m x 3.30m)

A spacious and light-filled living room with double glazed windows and patio doors opening directly onto the rear garden, perfect for indoor-outdoor living, and complete with central heating.

## FIRST FLOOR

### Landing

6'5" x 15'1" (1.96m x 4.60m)

With the added benefit of a loft hatch and useful storage cupboard.

### Bedroom 1

8'10" x 11'5" (2.69m x 3.48m)

A well-proportioned bedroom with fitted wardrobes, central heating radiator and double glazed window to the front.

### En-suite

8'11" x 3'8" (2.72m x 1.12m)

A modern three-piece shower room comprising walk-in shower cubicle with electric shower, pedestal hand wash basin and W/C. Finished to a high standard with tiled walls, laminate flooring, recessed spotlights, chrome heated towel rail and double glazed window to the side.

### Bedroom 2

8'10" x 9'8" (2.69m x 2.95m)

A well-proportioned bedroom with fitted wardrobes, central heating radiator and double glazed window to the rear enjoying far-reaching views.

### Bedroom 3

6'9" x 12'11" (2.06m x 3.94m)

A good-sized bedroom with central heating radiator and double glazed window to the front.

### Bathroom

6'4" x 6'1" (1.93m x 1.85m)

A three-piece family bathroom comprising panelled bath with shower over, pedestal hand wash basin and W/C, finished with tiled splashbacks, chrome heated towel rail and double glazed window to the rear.

### EXTERIOR

To the front, a driveway provides off-road parking for two vehicles alongside a low-maintenance pebbled garden. The rear garden is mainly laid to lawn with mature shrubs and borders, and a paved patio area perfect for outdoor entertaining, all enjoying pleasant views across the valley.

### ADDITIONAL INFORMATION

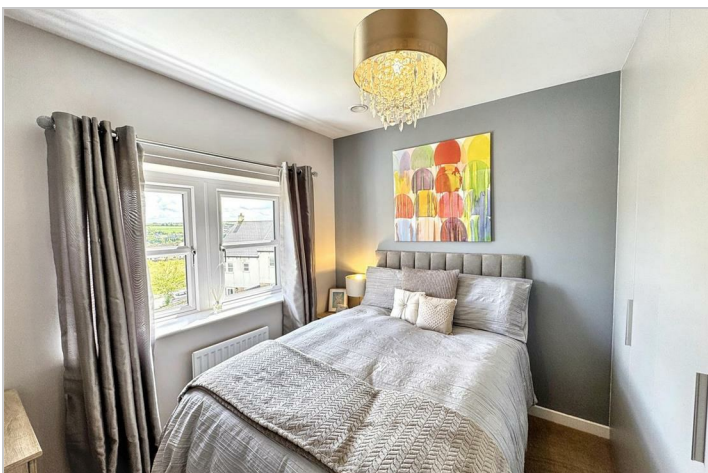
~ Tenure: Freehold

~ Council Tax Band: C

~ Parking: Driveway providing off-road parking for two vehicles in tandem.

~ 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

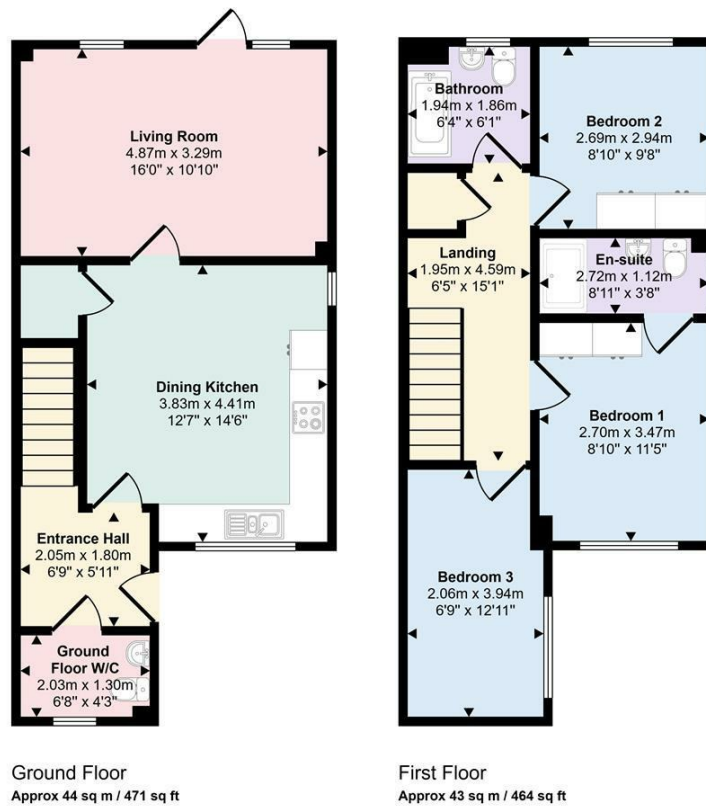


## Terrain Map



## Floor Plan

Approx Gross Internal Area  
87 sq m / 935 sq ft

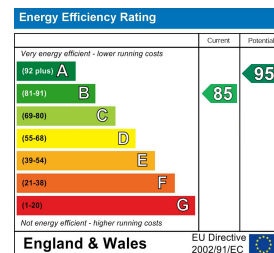


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

42 North Street, Keighley, West Yorkshire, BD21 3SE

Tel: 01535 872018

Email: [info@davies-properties.co.uk](mailto:info@davies-properties.co.uk)

Web: [www.davies-properties.co.uk](http://www.davies-properties.co.uk)