



# Davies Properties



## 2 Black Hill Farm Cottage Black Hill Lane

Keighley, BD20 6NE

Offers In Excess Of £140,000



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Situated in a peaceful position set back from the main road, this deceptively spacious two-bedroom cottage enjoys an attractive rural outlook on the outskirts of Keighley. The property offers well-presented accommodation arranged over two floors, combining traditional character with modern convenience.

To the ground floor, the entrance porch opens into a comfortable sitting room leading through to a generously sized dining kitchen, providing ample space for cooking. The first floor comprises two double bedrooms, each benefiting from pleasant countryside views, together with a well-appointed bathroom.

Externally, there is an enclosed, low-maintenance patio-style garden, ideal for outdoor relaxation. The property further benefits from double glazing and gas-fired central heating throughout.

Occupying a desirable semi-rural location while remaining within easy reach of local amenities and transport links, this charming cottage will appeal to a variety of purchasers, including first-time buyers, investors and those seeking to downsize.

## GROUND FLOOR

### Entrance Porch

With a uPVC entrance door and tiled flooring and a wood-framed double glazed window.

### Living Room

13'0" x 14'2" (3.96m x 4.32m)

With a uPVC double glazed leaded effect window, a central heating radiator and open fire complimented with a Victorian cast-iron inset with a pine surround. A wooden stable-style door leading out to the entrance porch.

### Dining Kitchen

12'10" x 10'0" (3.91m x 3.05m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs, stainless steel sink, plumbing for a washing machine, integrated single electric oven with gas hob and extractor hood overhead. Combi-boiler concealed in a wall unit and a wood-framed double glazed window and a central heating radiator.

## FIRST FLOOR

### Landing

With a uPVC double glazed window

### Bedroom 1

7'10" x 12'4" (2.39m x 3.76m)

With a uPVC double glazed window and a central heating radiator and built-in wardrobes.

### Bedroom 2

13'1" x 7'1" (3.99m x 2.16m)

With a uPVC double glazed window and a central heating radiator and exposed feature beam.

### Bathroom

4'4" x 9'3" (1.32m x 2.82m)

With a three-piece suite comprising of a panelled bath with shower mixer tap, W/C and Victorian style sink unit and a chrome heated towel rail, tiling to the splash-backs and recessed spotlights to the ceiling and a uPVC double glazed window.

## EXTERIOR

There is a low-maintenance garden laid with a bed of pebbles and mature trees and shrubs making an ideal outdoor entertaining space during the summer months.

## ADDITIONAL INFORMATION

~ Council Tax Band: A

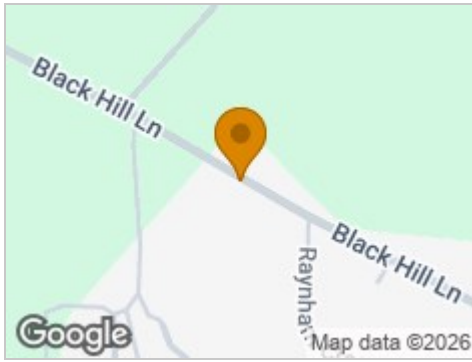
~ Tenure: Freehold

~ Parking: On-street, no permit required

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' 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.

## Road Map



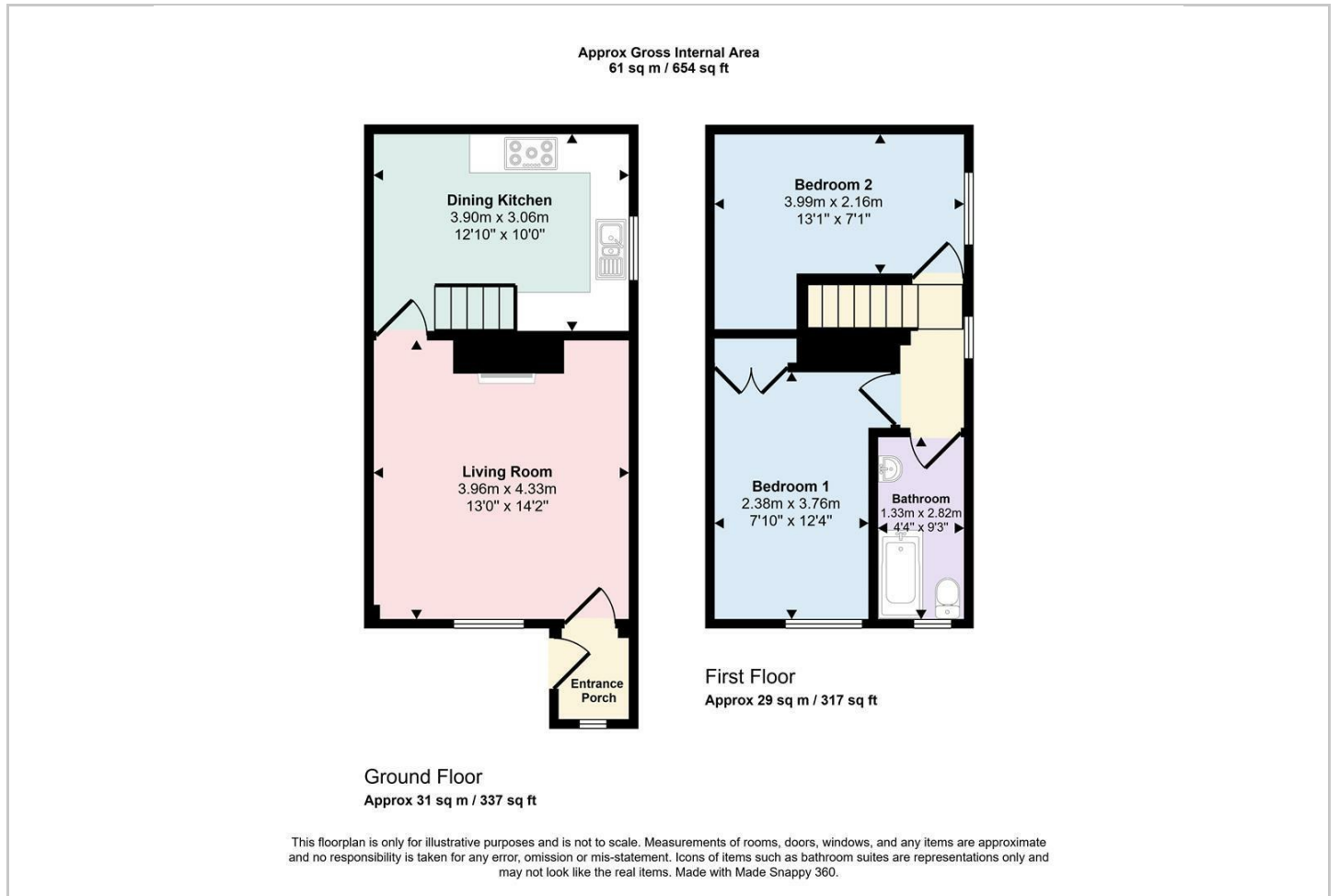
## Hybrid Map



## Terrain Map



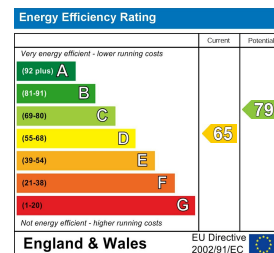
## Floor Plan



## 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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