



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



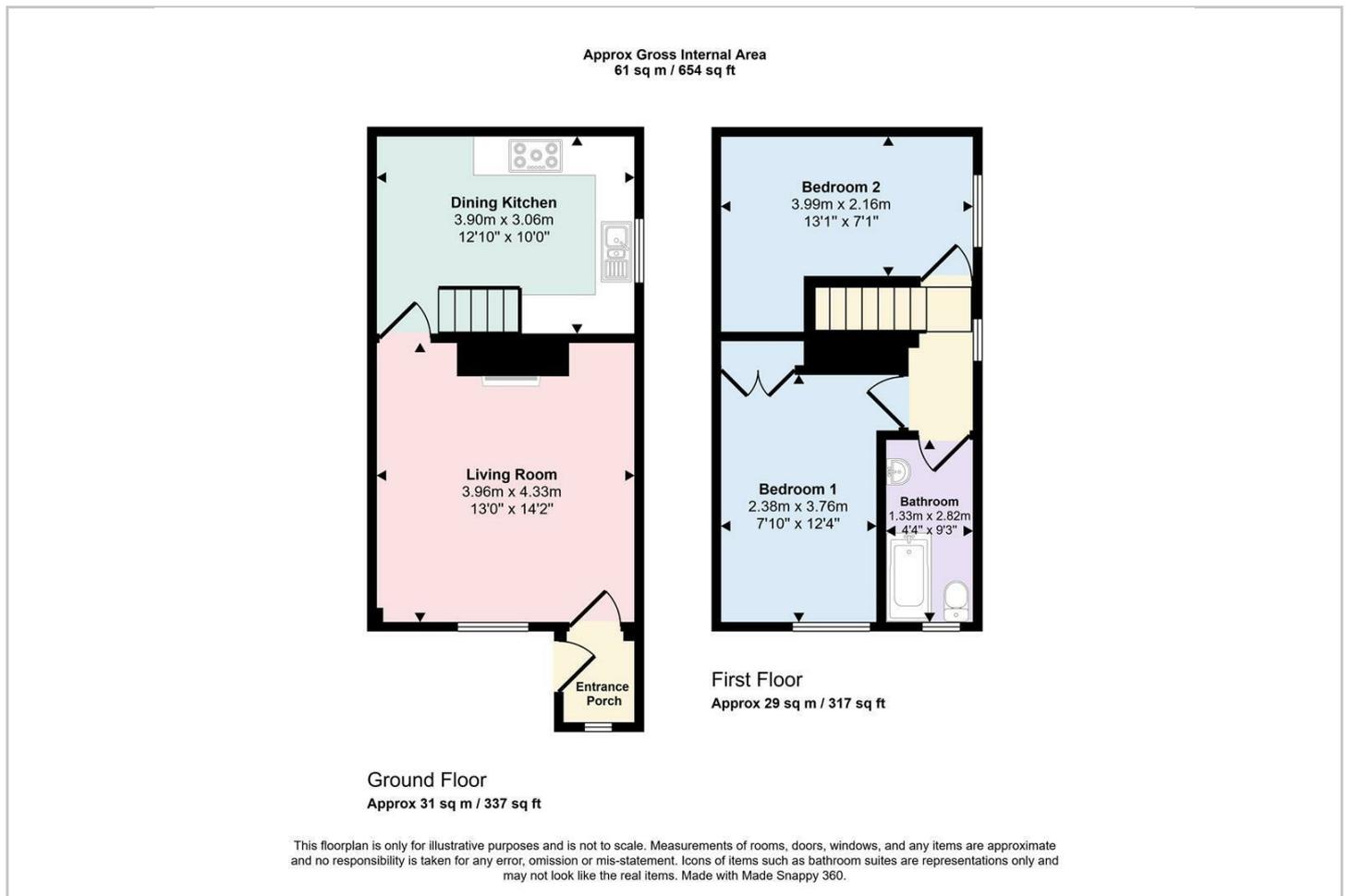
Hybrid Map



Terrain Map



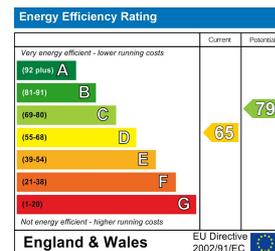
Floor Plan



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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