



# Davies Properties



17 Felbrigg Avenue

Keighley, BD22 6BA

Asking Price £175,000



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We are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, situated within a highly sought-after and well-established residential area.

This charming property offers well-proportioned accommodation ideal for families, first-time buyers or those looking to upsize. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge with feature fireplace, a separate dining room perfect for family meals and entertaining, and a modern fitted kitchen offering a range of wall and base units with ample workspace and integrated appliances.

To the first floor there are three good-sized bedrooms and a contemporary family bathroom fitted with a white three-piece suite.

Externally, the property enjoys a pleasant lawned garden and driveway to the front providing off-road parking. To the rear, there is an attractive tiered garden with a paved patio area and lawn, offering an ideal space for outdoor dining, relaxation, or entertaining during the warmer months.

Further benefits include gas central heating, uPVC double glazing throughout, and the property is conveniently located close to local schools, shops, and excellent transport links.

Early viewing is highly recommended to fully appreciate the quality and potential of this lovely home.

## GROUND FLOOR

### Living Room

13'6" x 14'0" (4.11m x 4.27m)

Featuring a uPVC double glazed window and entrance door to the front aspect, central heating radiator, laminate flooring, and a stylish feature electric fireplace with surround.

Open plan leading through to:

### Dining Room

7'0" x 10'2" (2.13m x 3.10m)

Benefiting from a central heating radiator, laminate flooring, and uPVC patio doors opening out to the rear garden.

### Kitchen

6'0" x 10'4" (1.83m x 3.15m)

Fitted with a matching range of wall and base units complemented by work surfaces and laminate splashbacks, incorporating a one and a half bowl stainless steel sink, plumbing for a washing machine, an integrated single electric oven with gas hob and recirculating extractor hood above, uPVC double glazed window to the rear aspect, and laminate flooring throughout.

## FIRST FLOOR

### Landing

Featuring a useful built-in storage cupboard and a loft hatch housing the combi boiler.

## Bedroom 1

13'5" x 8'6" (4.09m x 2.59m)

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

## Bedroom 2

5'5" x 9'6" (1.65m x 2.90m)

With a uPVC double glazed window to the rear elevation, a central heating radiator and built-in wardrobe.

## Bedroom 3

5'9" x 6'7" (1.75m x 2.01m)

With a uPVC double glazed window to the rear elevation, a central heating radiator and built-in wardrobe.

## Bathroom

7'4" x 6'0" (2.24m x 1.83m)

Fitted with a contemporary three-piece suite including a walk-in shower cubicle, vanity sink unit, and built-in WC, complemented by tile-effect walls, a uPVC double glazed window to the side aspect, and a chrome heated towel rail.

## EXTERIOR

The front garden is neatly maintained, laid to lawn with shrub borders, and benefits from a driveway offering convenient off-road parking. The rear garden is tiered, well-kept, and features a patio area alongside a lawn, creating an ideal outdoor space.

## ADDITIONAL INFORMATION

~ Council Tax Band: B

~ Tenure: Freehold

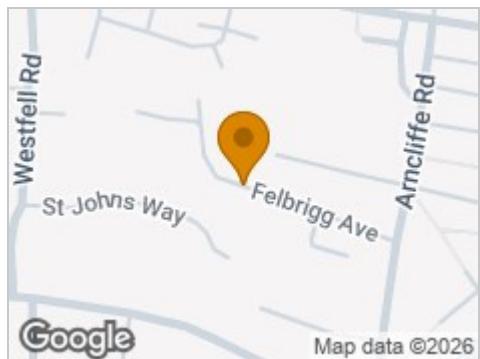
~ Parking: Driveway

~ 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

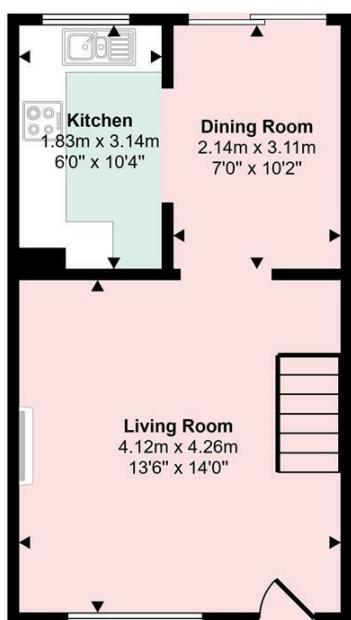


## Terrain Map



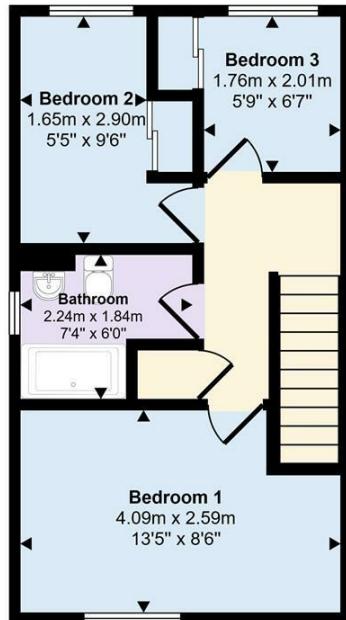
## Floor Plan

Approx Gross Internal Area  
62 sq m / 670 sq ft



Ground Floor

Approx 31 sq m / 334 sq ft



First Floor

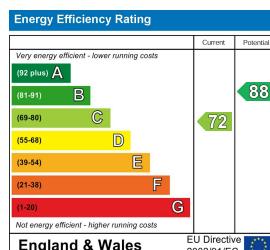
Approx 31 sq m / 336 sq ft

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)