



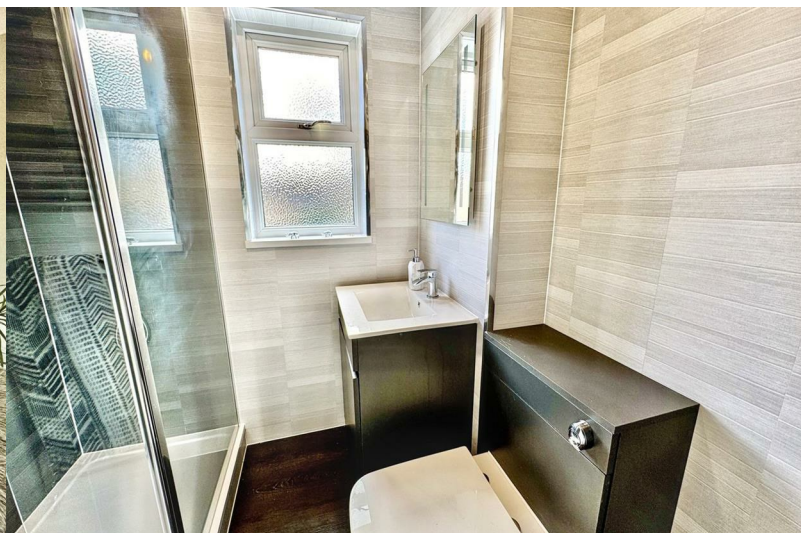
# Davies Properties



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)

Benefitting 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



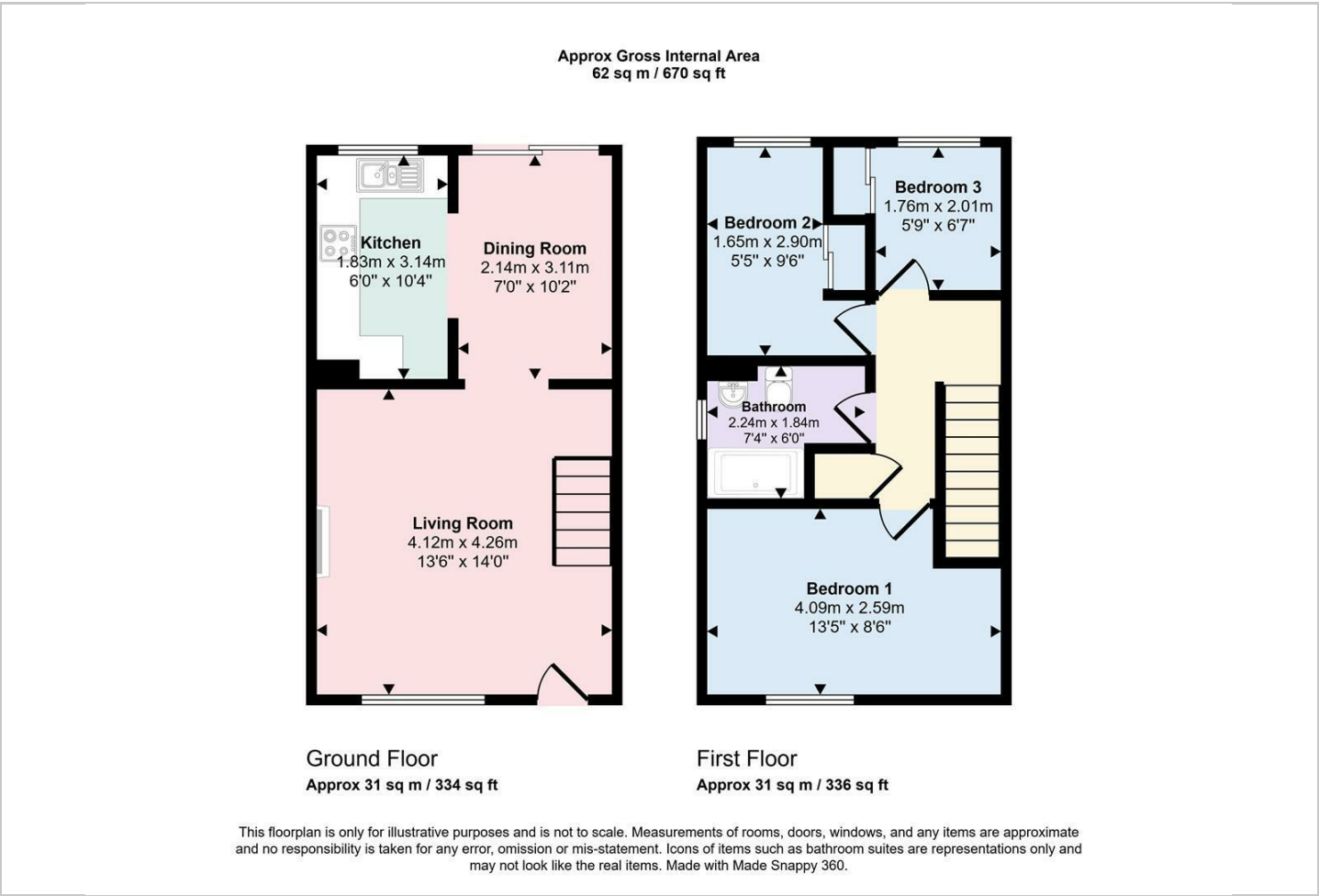
Hybrid Map



Terrain Map



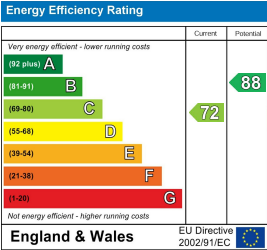
Floor Plan



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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