



# Davies Properties



5 Brow Top Road

Cross Roads, Keighley, BD22 9PH

Offers In The Region Of £140,000



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Occupying a generous corner plot, this spacious three-bedroom bungalow offers an excellent opportunity for purchasers seeking a home with significant scope to improve and add value. Although the property requires a comprehensive refurbishment, it provides a solid foundation and the potential to create a highly desirable family home or adaptable bungalow living.

The accommodation is arranged over two levels and briefly comprises a large entrance porch, kitchen, living room, two ground-floor bedrooms, and a bathroom - making it particularly appealing for those seeking predominantly single-level living. To the first floor is a further spacious bedroom, offering flexibility for use as a principal bedroom, guest room, or home office. Additional under-house storage provides valuable practical space.

The property benefits from gas central heating and uPVC double glazing. Externally, the corner plot results in substantial wrap-around gardens, offering excellent outdoor space and further potential. A driveway provides off-road parking and leads to a single garage.

Situated within a pleasant residential area surrounded by similar properties, the home is conveniently located close to Haworth, local amenities, and regular bus routes. The property has been sensibly priced to reflect the work required, presenting a fantastic opportunity for buyers looking to modernise and personalise a home in a popular location.

## GROUND FLOOR

### Porch

12'11" x 7'3" (3.94m x 2.21m)

With uPVC double glazed windows and door, laminate flooring and a central heating radiator.

### Living Room

16'11" x 11'2" (5.16m x 3.40m)

With a uPVC double glazed window and a central heating radiator.

### Bedroom 2

13'1" x 9'2" (3.99m x 2.79m)

With a uPVC double glazed window and a central heating radiator.

### Bedroom 3

7'6" x 8'7" (2.29m x 2.62m)

With a uPVC double glazed window and a central heating radiator.

### Kitchen

10'4" x 8'6" (3.15m x 2.59m)

A range of wall and base units, stainless steel sink, plumbing for a washing machine, gas cooker point, central heating radiator and a uPVC double glazed window.

### Bathroom

6'2" x 5'4" (1.88m x 1.63m)

With a three-piece suite comprising of a bath with shower over, pedestal hand wash basin and W/C. With a chrome heated towel rail, tiled splash-backs and a uPVC double glazed window.

## FIRST FLOOR

### Bedroom 1

19'11" x 20'2" (6.07m x 6.15m)

The principal bedroom is generously proportioned and offers excellent versatility, lending itself to a range of potential uses. The room is filled with natural light from a uPVC double-glazed window and a Velux-style roof window. In addition, there is a separate storage room together with useful under-eaves storage.

## EXTERIOR

Occupying a corner plot, the property benefits from generous outdoor space, with gardens extending around three sides of the home. A driveway provides off-road parking and leads to a single garage. Further practical storage is available beneath the property, where the combination boiler is also located.

## OTHER INFORMATION

- ~ Council Tax Band: C
- ~ Tenure: Freehold
- ~ Parking: Driveway leading to a single garage
- ~ 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.



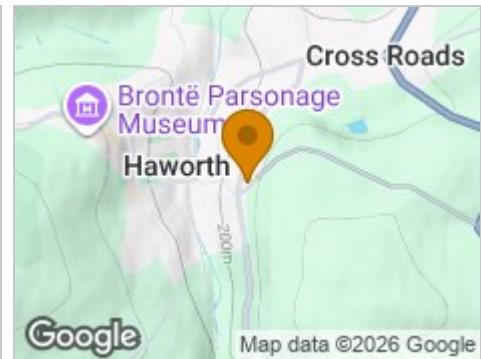
## Road Map



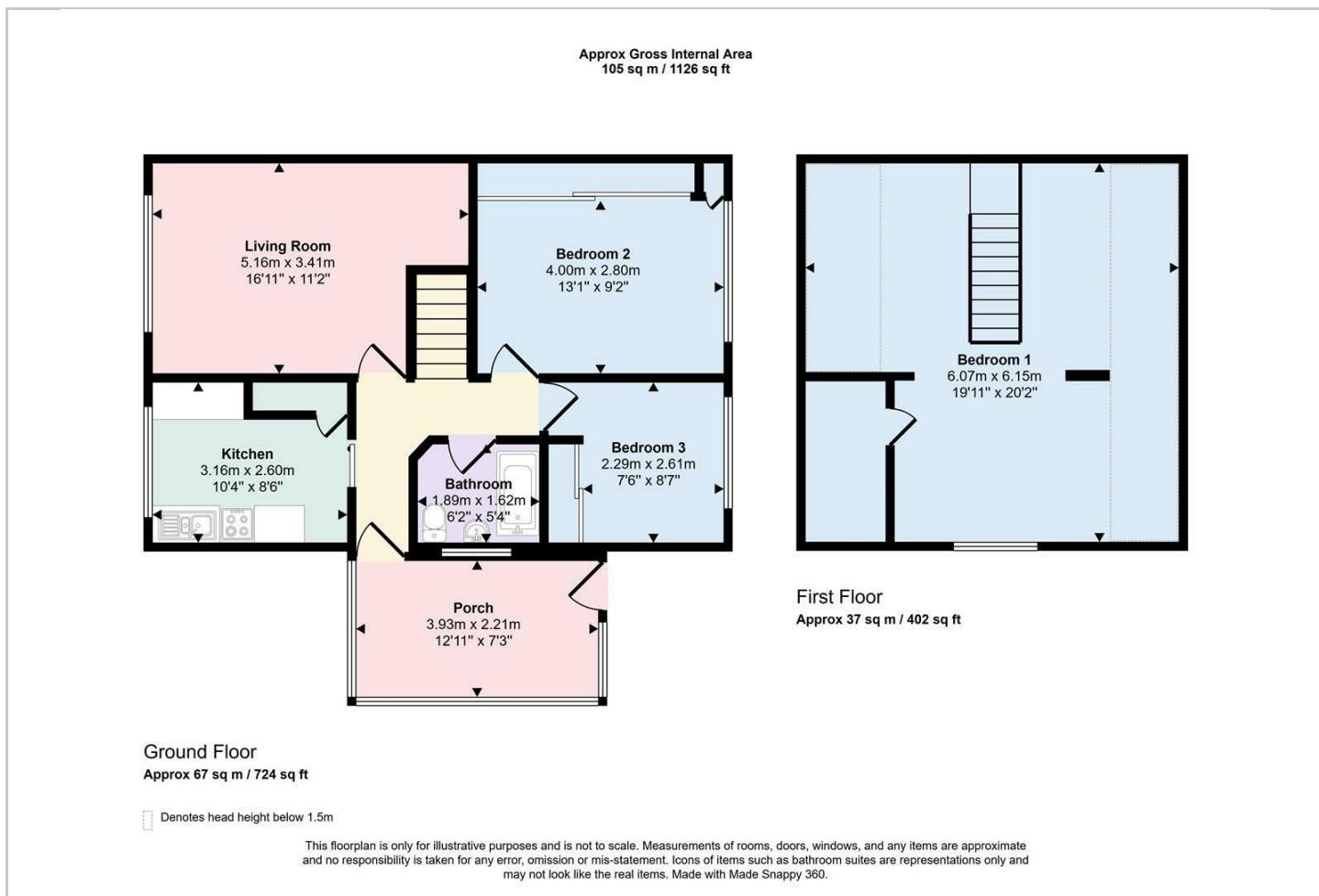
## Hybrid Map



## Terrain Map



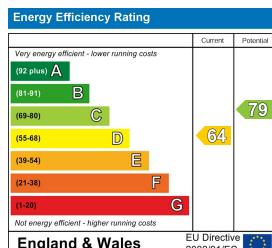
## Floor Plan



## 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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