



# Davies Properties



## 106 Westburn Avenue

Keighley, BD22 6LA

Offers In The Region Of £190,000



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This three-bedroom semi-detached home is well located within a popular residential area, within easy reach of local schools, everyday amenities and a regular bus route into the town centre.

The property offers practical, well-arranged accommodation comprising an entrance hall, open-plan lounge/dining room and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor. The property has recently been freshly carpeted and decorated throughout, making it ready to move into with minimal work required.

Further benefits include gas central heating, uPVC double glazing, off-road parking, a garage and gardens to the front and rear. A particularly useful feature is the under-house storage, which runs the full footprint of the property and provides a generous amount of additional space.

The rear of the property looks out over open valley views, a pleasant aspect that adds real character to the home.

Having previously been let, the property may suit an investor looking for an established rental, though it equally lends itself to buyers seeking a comfortable family home. Viewing is recommended to appreciate the space and setting on offer.

## GROUND FLOOR

### Entrance Porch

With uPVC double glazed windows and door.

### Entrance Hall

5'6" x 14'00" (1.68m x 4.27m)

With a uPVC double glazed entrance door and window to the side elevation, central heating radiator and useful storage cupboards.

### Living/Dining Room

11'6" x 20'10" (3.51m x 6.35m)

With uPVC double glazed windows to the front and rear elevations, living-flame gas fire with marble inset and hearth complimented with a wooden surround and two central heating radiators.

### Kitchen

7'8" x 7'7" (2.34m x 2.31m)

This modern fitted kitchen was installed within the last two years - with a range of matching wall and base units with laminate worktops, stainless steel sink, built-in single electric oven, gas hob and extractor hood over, plumbing for a washing machine and a uPVC double glazed window to the front elevation.

## FIRST FLOOR

### Landing

7'10" x 3'3" (2.39m x 0.99m)

With a useful storage cupboard, uPVC double glazed window to the side elevation and loft hatch.

### Bedroom 1

11'3" x 10'5" (3.43m x 3.18m)

With a uPVC double glazed window to the rear elevation (enjoying long-distant views) and a central heating radiator.

### Bedroom 2

11'5" x 9'5" (3.48m x 2.87m)

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

### Bedroom 3

8'6" x 6'10" (2.59m x 2.08m)

With a uPVC double glazed window to the rear elevation (enjoying long-distant views), laminate flooring and a central heating radiator.

### Bathroom

5'8" x 6'4" (1.73m x 1.93m)

With a white three-piece suite comprising of a panelled bath with electric shower over, W/C and pedestal hand wash basin, central heating radiator, tiling to the splash-backs and uPVC double glazed window to the front elevation.

### EXTERIOR

There are gardens to the front and rear of the property, with a driveway, providing ample off-road parking, leading to a single garage. There is also a very useful, 'under-house' storage area spanning the footprint of the property.

### ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Council Tax Band: C

~ Parking: Driveway providing off-road parking for at least four vehicles, leading to a single detached 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

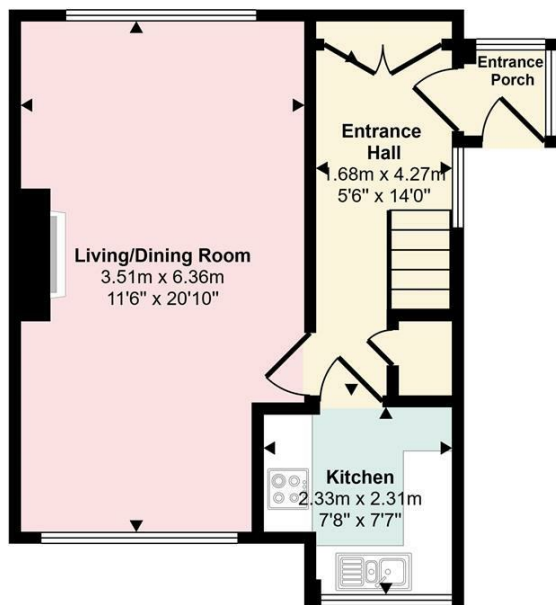


## Terrain Map

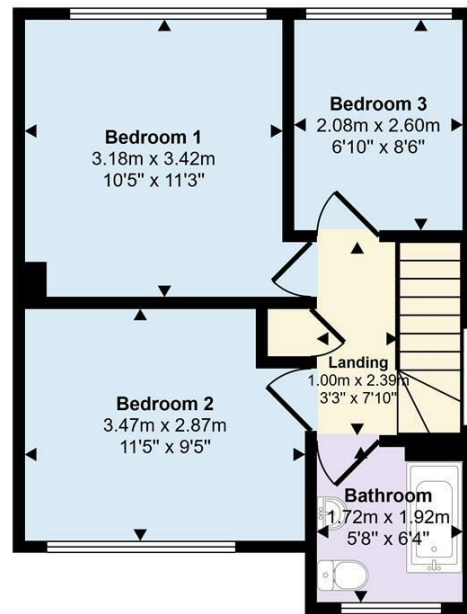


## Floor Plan

Approx Gross Internal Area  
72 sq m / 779 sq ft



Ground Floor  
Approx 36 sq m / 392 sq ft



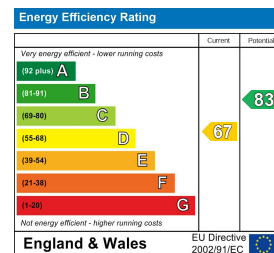
First Floor  
Approx 36 sq m / 387 sq ft

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.