



Davies Properties



52 Mannville Walk

Keighley, BD22 6AG

Asking Price £120,000



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****OFFERED WITH VACANT POSSESSION****

A well-presented two-bedroom through terrace property, offered to the market with vacant possession and likely to appeal to a wide variety of purchasers, including first-time buyers, couples, small families, downsizers and buy-to-let investors.

The accommodation is arranged over two floors and briefly comprises a welcoming living room, spacious dining kitchen, two bedrooms and a bathroom. The property also benefits from uPVC double glazing, gas central heating, a garden frontage and an enclosed yard to the rear.

Situated in a convenient residential location on Mannville Walk, the property is well placed for a range of everyday amenities, including local shops, schools and services. Regular bus links provide easy access into Keighley town centre and the surrounding areas, while Lund Park is also within close proximity, offering useful recreational and green space.

With its convenient location, manageable accommodation and the advantage of no onward chain, this property represents an excellent opportunity for buyers looking for a home they can move into without delay, as well as investors seeking a potentially attractive addition to a rental portfolio.

GROUND FLOOR

Living Room

12'9" x 11'10" (3.89m x 3.61m)

A uPVC double glazed entrance door and front-facing window allow plenty of natural light into the room. An electric fire in a surround provides a focal point, with a central heating radiator also fitted.

Inner Hall

With stairs ascending to the first floor.

Dining Kitchen

12'9" x 10'6" (3.89m x 3.20m)

With a uPVC double glazed window and door to the rear elevation. Having a range of matching wall and base units with work surfaces and tiled splash-backs. There is a single stainless steel sink,

plumbing for a washing machine, electric oven with gas hob and extractor hood over. A wall-mounted combi-boiler serves the central heating and hot water. A radiator and useful under-stairs storage cupboard complete the room.

FIRST FLOOR

Landing

With loft hatch.

Bedroom 1

12'8" x 12'0" (3.86m x 3.66m)

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

Bedroom 2

6'10" x 10'9" (2.08m x 3.28m)

With a uPVC double glazed window to the rear elevation, a central heating radiator and a useful storage cupboard.

Bathroom

5'6" x 7'8" (1.68m x 2.34m)

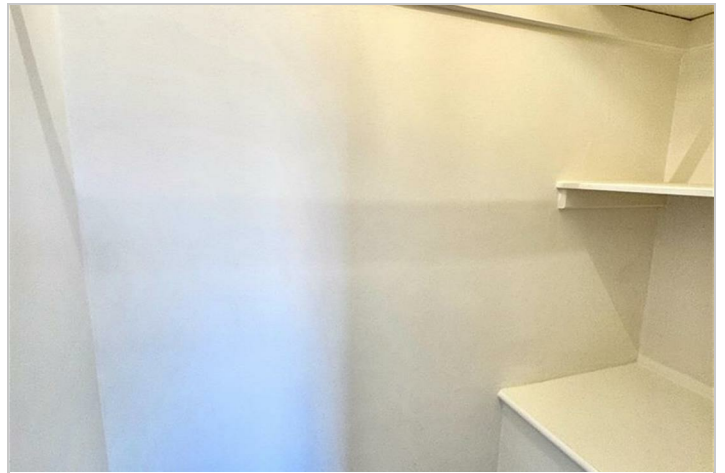
A white three-piece suite comprising a panelled bath with shower mixer tap, pedestal hand wash basin and W/C. Also benefiting from a chrome heated towel rail and uPVC double glazed window to the rear elevation.

EXTERIOR

To the front is a lawned garden with established privet hedge borders, whilst to the rear is an enclosed yard with a useful outbuilding.

ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: A
- ~ 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 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



Hybrid Map



Terrain Map



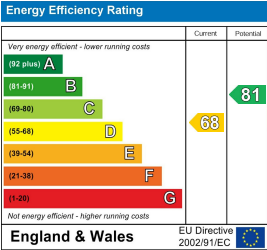
Floor Plan



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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