



67 Pepper Hill Lea, Keighley, BD22 7AQ Asking Price £195,000

Offered to the market is this well-presented THREE DOUBLE BEDROOM END TOWNHOUSE PROPERTY located on a quiet cul-de-sac in Keighley - BD22 with local amenities and schools nearby. With off-street parking, a conservatory to the rear allowing for two reception rooms, and a master bedroom with en-suite, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising: entrance hallway, living room, dining kitchen, conservatory, ground floor WC, two first floor double bedrooms, house bathroom and second floor master bedroom with en-suite.

Externally the property is situated at the lower end of the development towards the cul-de-sac backing onto the neighbouring woodland, has a block paved driveway to the front, and a good-sized private garden to the rear and side with patio area and lawn.

The property has been maintained to a good standard throughout by the current owner, who has identified their next property for purchase, and is available to view immediately - please book an internal inspection promptly.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Well-presented dining kitchen to the front of the property with herringbone flooring and spotlights. Fitted with a good range of contemporary gloss units with complementary worktops and tiled splashbacks. Appliances - four-burner gas hob with extractor, oven/grill, sink with drainer, free-standing fridge/freezer, washing machine. The room offers a great deal of natural light and ample room for a four-seater dining table as seen.

Living Room



Spacious living room to the centre of the ground floor with french doors leading to the conservatory.

Conservatory



Conservatory to the rear of the ground floor with a view and french doors onto the patio and garden. With laminate flooring throughout, offering an ideal space for a second living space, child's playroom or home office.

WC



Ground floor WC with tiling and wash basin - leading off the entrance hallway.

FIRST FLOOR

Bedroom



First floor double bedroom to the rear of the property with a view to the garden. Offering ample room for a double bed with side tables, dressing furniture and full-length wardrobes.

Bedroom



First floor double bedroom to the front of the property. Offering ample room for a double bed with side tables, dressing furniture and full-length wardrobes.

Bathroom



Three-piece house bathroom to the centre of the first floor with an accompanying airing cupboard. With wall-tiling and tile-effect flooring, and fitted with a matching suite - bath with dual rain shower fitting, WC, wash basin with mirror and chrome towel rail.

SECOND FLOOR

Primary Bedroom



Generous primary bedroom to the second floor with a view to the front and an accompanying en-suite shower room.

With fitted mirrored wardrobes with sliding doors, loft access, and space for a large bed with side tables and dressing furniture.

En-Suite



Primary bedroom en-suite shower with skylight window and three-piece suite - corner shower, wc, wash basin and towel rail.

EXTERNAL



Rear



Good-sized garden to the rear of the property with larger end plot than other properties on the development.

Offering an ideal sun-trap and great privacy, with the backdrop to the rear of the neighbouring woodland.

With a patio area leading from the property offering an ideal space for outdoor seating, and a raised central lawn.

Front

Block-paved driveway to the front of the property offering off-street parking with a fitted EV charger.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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