



# Davies Properties



11 Prospect Crescent

Keighley, BD22 6LP

Price £198,500



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Here is an exceptional opportunity to acquire a delightful family home nestled in a peaceful cul-de-sac within a highly sought-after neighbourhood. This property boasts an enviable location, being within easy walking distance of the well-regarded Nessfield Primary School and Beckfoot Oakbank Secondary School, as well as conveniently close to a local bus route providing easy access to the town centre.

Offered with vacant possession, meaning no onward chain, this home promises a smooth and stress-free purchasing process. The current owners have cherished this property as their family home since the late 1960s - a testament to its charm, appeal, and enduring qualities. This is a truly rare find, brimming with potential for its next fortunate owners.

The property is approached via a long driveway, capable of accommodating multiple vehicles in tandem, which leads to a detached single garage. The front garden is beautifully tiered with well-maintained lawns, complemented by flower beds and a patio area, ideal for relaxing or entertaining. At the rear, a private and mature garden awaits, featuring established trees and shrubs, creating a tranquil and verdant outdoor space for all the family to enjoy.

Step inside to discover a welcoming entrance hall that sets the tone for the warm and inviting atmosphere throughout. The ground floor comprises a well-appointed kitchen and a spacious lounge/diner, offering a flexible layout perfect for family living or entertaining guests. Upstairs, the first floor houses three generously proportioned bedrooms and a family bathroom. The property further benefits from gas central heating and uPVC double glazing, ensuring comfort and efficiency throughout the year.

From the moment you walk through the door, it's easy to imagine this house as your family's forever home. The thoughtful layout, abundant outdoor space, and the convenience of its location make it an ideal choice for growing families.

## GROUND FLOOR

### Entrance Hall

14'0" x 6'06" (4.27m x 1.98m)

With a uPVC double glazed entrance door, central heating radiator, stairs leading off to the first floor and useful under-stairs storage cupboard housing the combi-boiler.

### Kitchen

13'02" x 9'01" (4.01m x 2.77m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs. Integrated double electric oven, 5 ring gas hob with extractor hood over and double circular stainless steel sink. Plumbing for a washing machine, uPVC double glazed window to the rear elevation and a uPVC double glazed entrance door to the side elevation.

### Lounge/Diner

23'09" x 12'01" (7.24m x 3.68m)

With uPVC double glazed windows to the front and rear elevations, two central heating radiators, electric feature fire complimented with a modern surround.

## FIRST FLOOR

### Landing

6'11" x 5'06" (2.11m x 1.68m)

With a uPVC double glazed window to the side elevation.

### Bedroom One

13'0" x 12'02" (3.96m x 3.71m)

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

### Bedroom Two

11'01" x 9'08" (3.38m x 2.95m)

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

### Bedroom Three

8'09" x 7'08" (2.67m x 2.34m)

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

### Bathroom

7'07" x 6'03" (2.31m x 1.91m)

With a three-piece suite comprising of bath with electric shower over, W/C and vanity sink unit. Tiled walls and floor, uPVC double glazed window to the front elevation and a chrome heated towel rail.

## EXTERIOR

The front garden consists of a tiered lawned garden with flower bed borders and a patio area. Driveway leading to a single detached garage. The rear garden is low maintenance with mature trees and shrubs.

## OTHER INFORMATION

~ Council Tax Band 'C'

~ Tenure: Freehold

~ Parking: Driveway leading to a single detached garage



## Road Map



## Hybrid Map



## Terrain Map



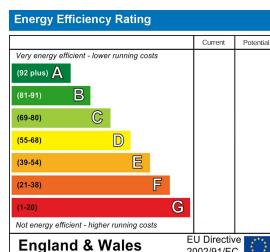
## Floor Plan



## Viewing

Please contact our Davies Properties 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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