



# Davies Properties



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Ingrow, Keighley, BD22 7DE

Asking Price £140,000





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Ideally positioned within close proximity to a range of local amenities, reputable schools, and convenient transport links, this attractive home presents an excellent opportunity for first-time buyers seeking to step onto the property ladder, as well as for buy-to-let investors looking to expand their portfolio.

The accommodation is thoughtfully arranged across four levels, offering both space and functionality. To the lower ground floor, there is a useful cellar which provides excellent storage potential or the opportunity for conversion, subject to the necessary consents.

The ground floor comprises a welcoming living room to the front, featuring a tasteful décor and a comfortable space for everyday living. To the rear, a well-appointed kitchen/diner offers a range of fitted units and worktop space, with ample room for dining – ideal for family meals or entertaining guests.

To the first floor, the property benefits from two well-proportioned bedrooms and a modern family bathroom fitted with a white suite and complementary tiling. The accommodation is completed on the second floor by a generously sized attic bedroom, providing a flexible and bright space that could also serve as a home office or guest room.

Further features include uPVC double glazing and gas-fired central heating throughout, ensuring energy efficiency and comfort year-round.

Externally, the property enjoys a low-maintenance yard to both the front and rear, creating pleasant outdoor areas with potential for seating or potted planting.

This charming property has been tastefully decorated throughout, allowing any prospective purchaser the ability to move in with minimal work required.

Early internal inspection is highly recommended to fully appreciate the size, presentation, and potential this home has to offer.

## LOWER GROUND FLOOR

### Cellar

A useful storage cellar offering excellent potential for conversion, subject to the necessary planning consents and approvals.

## GROUND FLOOR

### Entrance Vestibule

With a uPVC entrance door.

### Living Room

14'9" x 14'6" (4.50m x 4.42m)

Featuring a wall-mounted gas fire set on a marble inset and hearth, complemented by a wooden surround. Also benefiting from a central heating radiator and a uPVC double glazed window to the front elevation, allowing for ample natural light.

### Kitchen/Diner

11'9" x 10'4" (3.58m x 3.15m)

Fitted with a range of matching wall and base units with

complementary work surfaces and upstands. Integrated appliances include a fridge/freezer, single electric oven, microwave, and slimline dishwasher. Plumbing for a washing machine is neatly concealed behind a kitchen cabinet. The kitchen also features a one and a half bowl stainless steel sink and houses the wall-mounted combi boiler. A uPVC double glazed window to the rear elevation provides natural light, while a uPVC entrance door offers access to the rear yard.

A separate doorway provides access down to the cellar.

## FIRST FLOOR

### Landing

Benefitting from a uPVC double glazed window to the rear elevation and a useful built-in storage cupboard.

### Bedroom 1

13'10" x 9'4" (4.22m x 2.84m)

Featuring a uPVC double glazed window to the front elevation and a central heating radiator, providing natural light and warmth.

### Bedroom 2

12'1" x 9'4" (3.68m x 2.84m)

Featuring a uPVC double glazed window to the rear elevation and a central heating radiator, ensuring a bright and comfortably heated space.

## Bathroom

10'7" x 5'2" (3.23m x 1.57m)

Comprising a four-piece suite including a W/C, enamel bath, pedestal wash basin, and separate shower cubicle. The bathroom features tiled splash-backs, a central heating radiator, a uPVC double glazed window to the front elevation, and vinyl flooring.

## SECOND FLOOR

### Attic Bedroom

15'7" x 15'2" (4.75m x 4.62m)

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

## EXTERIOR

To the front, there is an enclosed yard, with a further enclosed yard to the rear that offers potential for enhancement through decorative planting and potted arrangements to create a vibrant outdoor space.

## ADDITIONAL INFORMATION

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





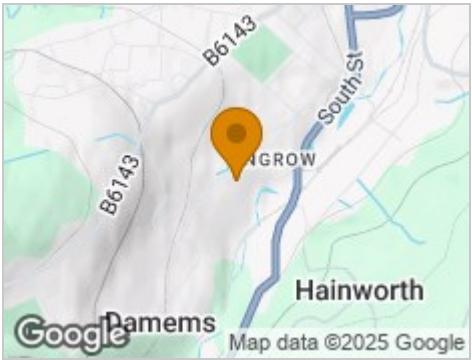
Road Map



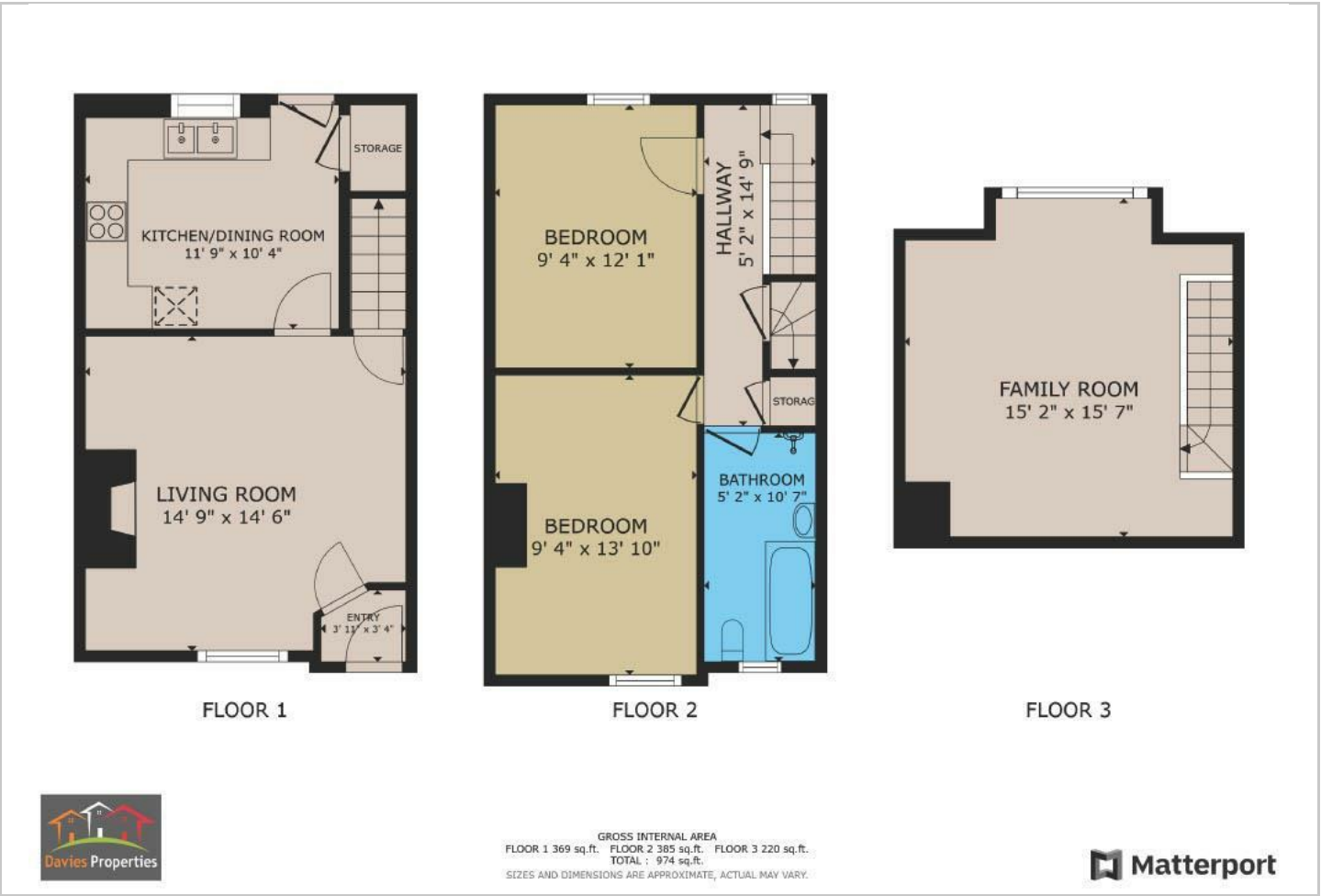
Hybrid Map



Terrain Map



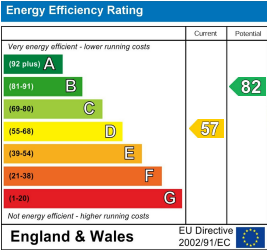
Floor Plan



Viewing

Please contact our Davies Properties 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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