



# Davies Properties



## 192 Fell Lane

Keighley, BD22 6BU

Reduced £180,000



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We are pleased to offer for sale this spacious semi-detached family home located in the popular residential area of Fell Lane. This delightful property boasts a large lounge, perfect for relaxing with family and friends. With three inviting bedrooms, there's ample space for a growing family or guests to stay over.

The house features a well-maintained bathroom, offering convenience and comfort for everyday living. Spanning across 797 square feet, this house offers a comfortable living space for you to make your own. If you're looking to settle down in a sought after neighbourhood, this property on Fell Lane is sure to capture your heart.

Don't miss out on the opportunity to make this lovely semi-detached house your next home. Book a viewing today and envision the endless possibilities this property has to offer!

## GROUND FLOOR

### Entrance Hall

With a uPVC double glazed entrance door, central heating radiator and stairs leading off to the first floor.

### Lounge

16'4" x 12'7" (into alcove) (4.98m x 3.84m (into alcove))

With laminate flooring, uPVC double glazed window to the front elevation, uPVC double glazed French doors leading out to the rear garden, central heating radiator and an ornate wood-burning stove set in an inglenook fireplace with exposed brickwork and wooden lintel.

### Kitchen/Diner

16'2" x 7'8" (4.93m x 2.34m)

With a range of matching wall and base units with work surfaces over, matching upstands, integrated slimline dishwasher, integrated double oven and induction hob with extractor hood over. Plumbing for a washing machine, space for a tumble dryer, uPVC double glazed windows to the front and rear

elevations, uPVC double glazed entrance door to the rear garden, central heating radiator, vinyl floor covering and under stairs storage area housing the combi boiler.

## FIRST FLOOR

### Landing

With a feature uPVC double glazed stained glass window and loft hatch.

### Bedroom One

14'3" (max) x 9'11" (4.34m (max) x 3.02m)

With a uPVC double glazed window to the front elevation, central heating radiator, laminate flooring and an original ornate fireplace.

### Bedroom Two

10'5" x 9'6" (3.18m x 2.90m)

With a uPVC double glazed window to the front elevation, central heating radiator and a built-in storage cupboard.

### Bedroom Three

10'3" x 6'3" (3.12m x 1.91m)

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



## Bathroom

5'9" x 5'3" (1.75m x 1.60m)

With a white three-piece suite comprising of panelled bath with shower over, pedestal hand wash basin and W/C. Central heating radiator, vinyl floor covering, majority tiling to the walls and uPVC double glazed window to the rear elevation.

## EXTERIOR

Front garden - Flagged driveway with shared access and gravel hardstanding - parking for two vehicles.

Rear garden - Paved patio area and lawn ideal for outdoor entertaining in the summer months.

## OTHER INFORMATION

Council Tax Band: 'B'

Tenure: Freehold

Parking: Driveway for two vehicles with shared access



Road Map



Hybrid Map



Terrain Map



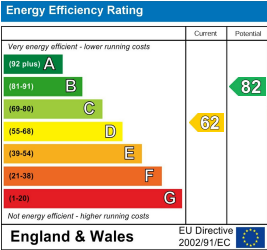
Floor Plan



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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