



Davies Properties



11 Prospect Terrace

Riddlesden, Keighley, BD20 5PP

Offers In The Region Of £159,950



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A surprisingly generous property in a sought-after, well-connected location, offering thoughtfully arranged living space across three floors. The ground floor features a sitting room and handy storage, while the first floor opens into a dining kitchen and separate lounge, which could be used as a potential third bedroom. Two bedrooms and a bathroom occupy the top floor.

The property benefits from gas central heating, wood-framed double glazing and attractive open views to the front, with an enclosed rear yard outside. Having been rented out for a number of years, it would make a great investment opportunity and, in the current market, should achieve in the region of £850 PCM.

Whether you are looking for a smart investment or a well-sized first home in a popular neighbourhood, this property deserves serious consideration.

GROUND FLOOR

Sitting Room

10'11" x 11'7" (3.33m x 3.53m)

With a wood-framed double glazed window to the front elevation, a central heating radiator and under-stairs storage area.

Storage Room

6'10" x 9'3" (2.08m x 2.82m)

A useful storage room for your ironing board, vacuum and all your household utilities.

FIRST FLOOR

Living Room / Bedroom 3

9'11" x 11'6" (3.02m x 3.51m)

With a wood-framed double glazed window to the front elevation (enjoying far-reaching views) and a central heating radiator.

Dining Kitchen

11'6" x 9'5" (3.51m x 2.87m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs, incorporating a stainless steel sink, plumbing for a washing machine, combi-boiler concealed in a cupboard and free-standing gas cooker with recirculatory hood over. Wood-framed double glazed window to the rear elevation, a central heating radiator and wooden 'stable-style' door leading out to the rear yard.

SECOND FLOOR

Bedroom 1

11'6" x 10'3" (3.51m x 3.12m)

With a wood-framed double glazed window to the front elevation (enjoying far-reaching views) and a central heating radiator.

Bedroom 2

9'1" x 6'1" (2.77m x 1.85m)

With a wood-framed double glazed window to the rear

elevation, a central heating radiator and useful storage cupboard.

Bathroom

6'2" x 5'5" (1.88m x 1.65m)

With a white three-piece suite comprising of bath with shower mixer tap, W/C and pedestal hand wash basin. Chrome heated towel rail and a wood-framed double glazed window to the rear elevation.

EXTERIOR

There is a yard to the front and an enclosed yard to the rear.

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 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



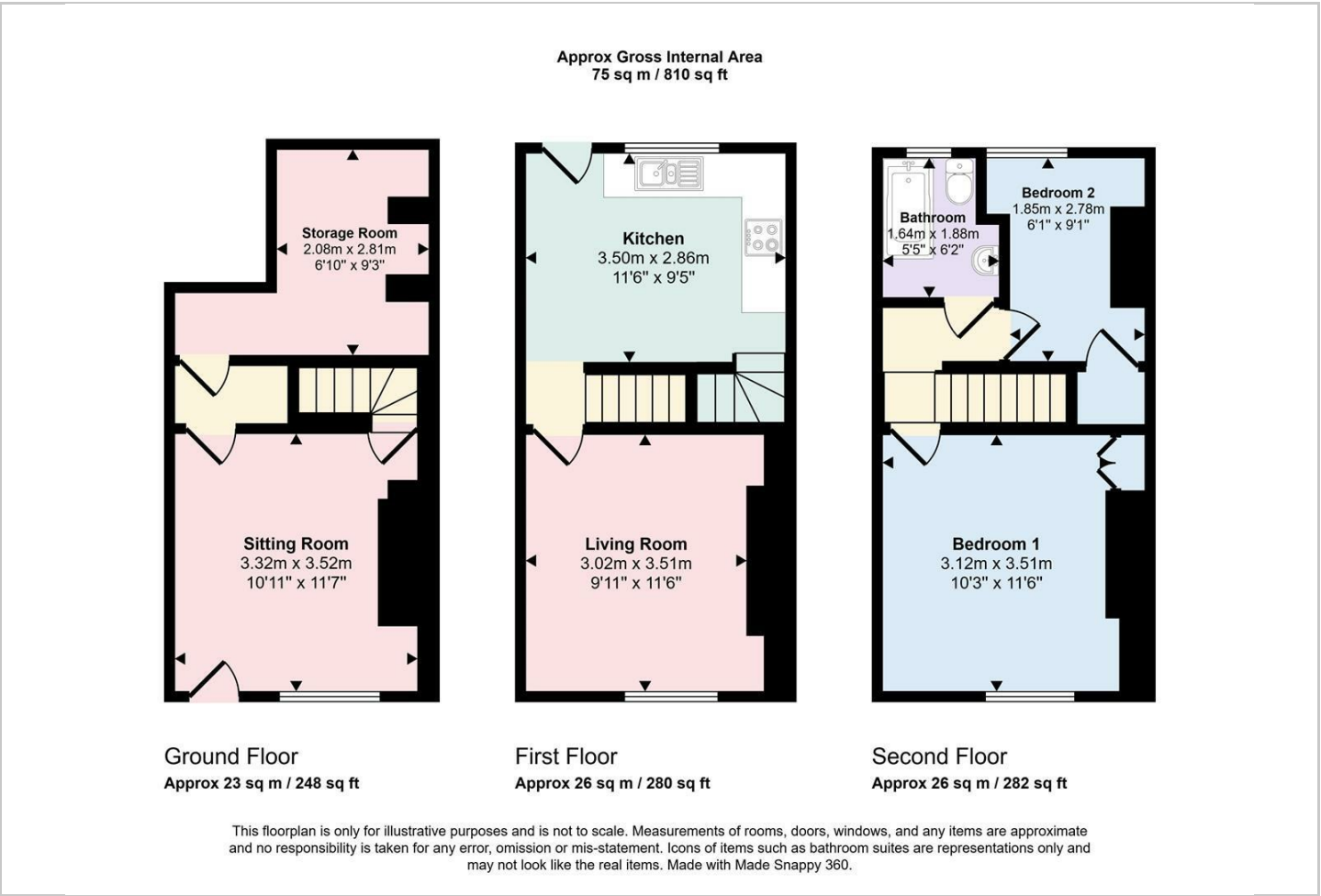
Hybrid Map



Terrain Map



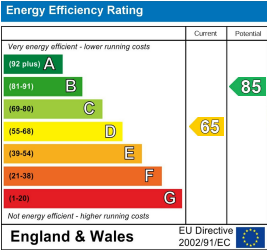
Floor Plan



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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