



# Davies Properties



8 Pickles Street

Keighley, BD21 1EL

Offers In The Region Of £85,000



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We are pleased to offer this recently refurbished one-bedroom property, which has been updated to a good standard throughout. The home has been newly decorated and carpeted and includes a new fitted kitchen, new boiler and a modern bathroom suite.

The accommodation is arranged over three levels, with a cellar on the lower ground floor, a living room and kitchen on the ground floor, and a bedroom and bathroom on the first floor. The property also benefits from uPVC double glazing and gas central heating.

The property is conveniently located for local amenities and is situated close to a regular bus route providing access into the town centre. This would make a suitable purchase for first-time buyers or investors looking for a straightforward, ready-to-let or ready-to-move-into property.

## LOWER GROUND FLOOR

### Cellar

A small useful storage space.

## GROUND FLOOR

### Living Room

The room features a uPVC double-glazed entrance door and front-facing window, a central heating radiator, and an attractive original cast-iron fireplace complemented by a timber lintel.

### Kitchen

A modern fitted kitchen offering matching wall and base units with worktops and tiled splashbacks, along with an integrated electric oven, ceramic hob and extractor hood. There is a stainless steel sink, plumbing for a washing machine, a wall-mounted combi-boiler, a central heating radiator and a uPVC double-glazed window overlooking the rear.

## FIRST FLOOR

### Landing

Featuring a uPVC double-glazed window overlooking the rear and access to the loft.

### Bedroom

Featuring a uPVC double-glazed window to the front and a central heating radiator.

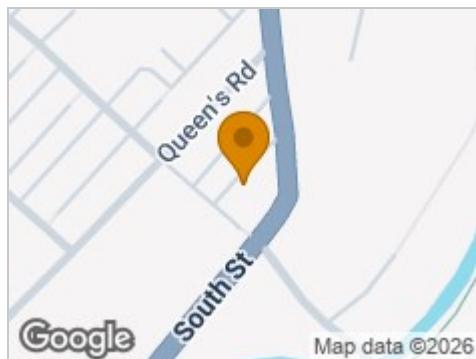
### Bathroom

With a newly fitted modern three-piece suite including a panelled bath with shower over, a vanity sink unit and a WC, complemented by an anthracite grey heated towel rail. There is a uPVC double-glazed window to the rear, along with vinyl flooring and contemporary laminate wall panelling.

## OTHER INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: A
- ~ 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.

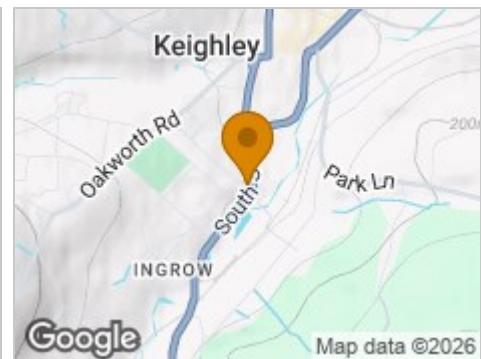
## Road Map



## Hybrid Map

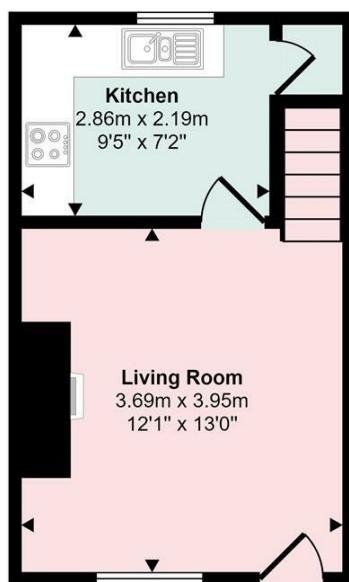


## Terrain Map



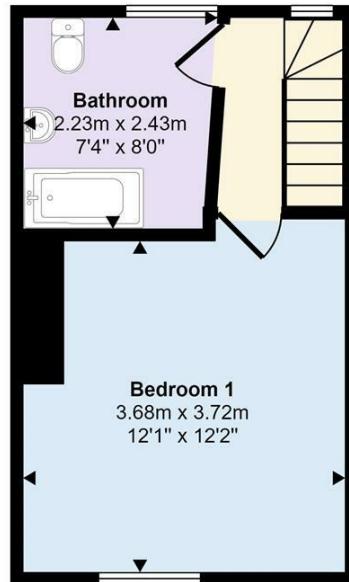
## Floor Plan

Approx Gross Internal Area  
47 sq m / 502 sq ft



Ground Floor

Approx 23 sq m / 250 sq ft



First Floor

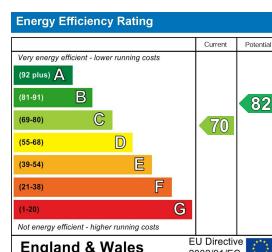
Approx 23 sq m / 252 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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