



FOR SALE



**Roedhelm Road, Keighley,
West Yorkshire, BD20**

Offers over £290,000

5 bedroom Detached for sale

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An executive style 5 bedroom detached property set over three floors. Delightfully situated on the ever popular Waterside Fold development within the well regarded East Morton area which is midway between the market towns of Bingley and Keighley both of which are well served by shops, public transport and schools. Comprising: Ground floor entrance hall, cloakroom, lounge, conservatory, dining room, fitted kitchen and utility room. First floor: Landing, family bathroom three bedrooms (two with en-suite). Second floor two further bedrooms with family bathroom. Loft access from both the upstairs rooms. Outside: Gardens to front and rear. Driveway leading to double garage. NO CHAIN.

GROUND FLOOR

Entrance hall with central heating radiator and stairs rising to the first floor.

Lounge *6.53m x 3.54m*

Spacious lounge with bay window. Feature fireplace with decorative surround and marble insets and hearth. Doors leading to the conservatory. Central heating radiator.

Conservatory *2.83m x 2.65m*

Dining room *3.24m x 2.88m*

With bay window and central heating radiator.

Cloakroom

With two piece suite and central heating radiator.

Kitchen *3.46m x 3.24m*

With modern base and wall units, stainless steel sink unit and laminated work surfaces. Built in cooker and hob with extractor hood over, integrated dishwasher and fridge freezer. Bay window and central heating radiator. This room leads to a utility room with plumbing for washing machine and external door leading to the garden - measuring 6'10" x 6'1".

FIRST FLOOR

Landing area with boiler cupboard and central heating radiator.

BOUNDARIES & OWNERSHIPS

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts. We have Mortgage & Conveyancing Services available - Please ask for details.

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Master Bedroom 4.72m x 3.24m

Spacious room with en-suite bathroom measuring 10'8" x 5'7". Fitted wardrobes and drawers. Central heating radiator.

Family Bathroom 2.08m x 1.70m

With 3 piece suite comprising bath and shower cubicle. Central heating radiator.

Bedroom 2 3.79m x 3.54m

Another spacious room with fitted wardrobes and en-suite bathroom with shower, measuring 6'10" x 4.5". Central heating radiator.

Bedroom 3 3.54m x 2.62m

With built in storage cupboard and central heating radiator.

SECOND FLOOR

Landing with radiator and loft access.

Bedroom 4 3.54m x 4.73

Large room with built in storage and two windows (one being Velux). Loft access. Two central heating radiators.

Bedroom 5 4.73m x 3.24m

Another large room with built in storage and two windows (one being Velux). Two central heating radiators.

Family bathroom

With three piece suite in white with central heating radiator.

OUTSIDE

Pleasant gardens to front and rear. Driveway leading to double garage.

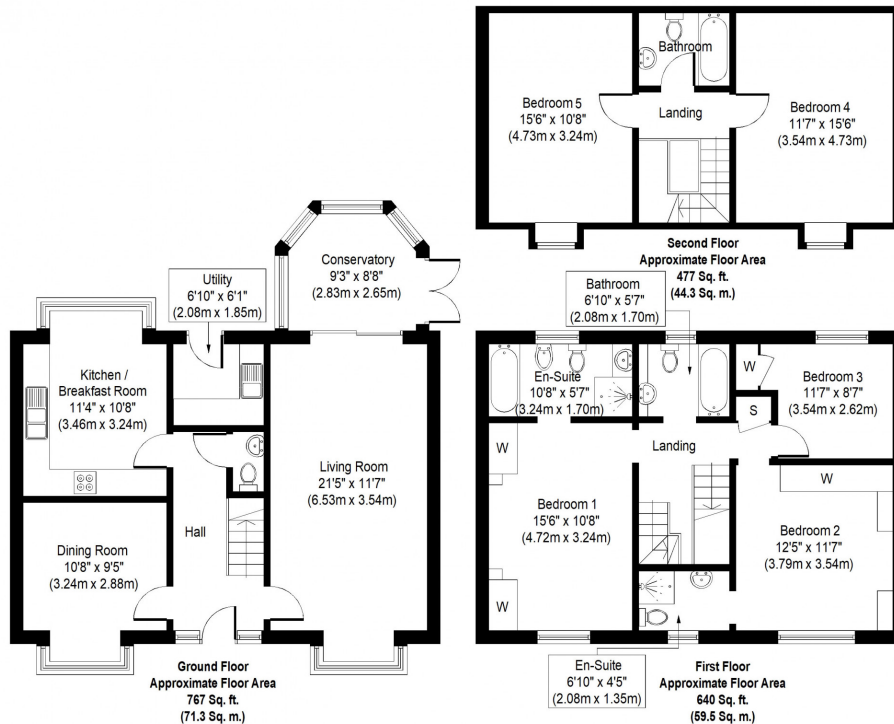
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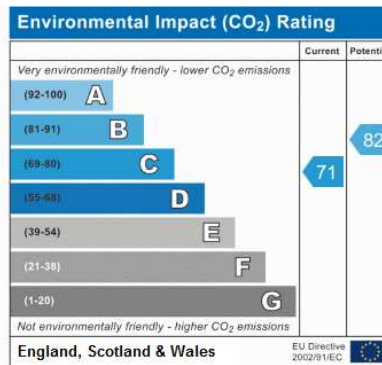
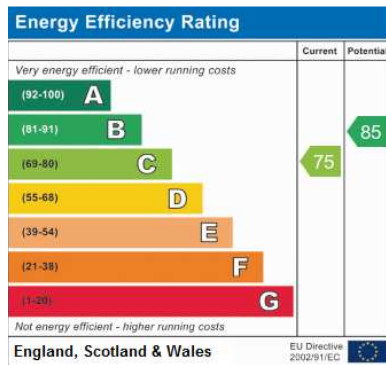
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For further information, to arrange a viewing, or to discuss your own property marketing, please contact us.

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