



**36 The Knoll, Keighley BD22
6FD**

**Offers in the region of
£225,000**

Detached with Four Bedrooms

- DETACHED PROPERTY
- GAS CENTRAL HEATING
- FOUR SPACIOUS BEDROOMS
- INTEGRATED APPLIANCES
- UPVC DOUBLE GLAZING
- GARDENS AND PARKING

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FOR SALE

Beautifully presented modern detached property with spacious four bedroom accommodation. The property provides good family accommodation with gas central heating and uPVC double glazing, modern fitted kitchen, with separate dining room and the master bedroom has an en-suite. Outside there is ample parking and gardens. Comprising: Ground floor entrance hall, living room, dining room and kitchen with dining area. First floor: Four bedrooms, master with en-suite. Outside: Gardens and ample parking area.

Entrance Hall

With radiator, leading to cloakroom with two piece suite in white comprising pedestal wash hand basin and low flush wc.

Living room 15'8" x 9'10"

Spacious room with double glazed windows to front and French Doors to the rear. Two radiators.

Dining room 10'6" x 9'5"

With double glazed windows to front and side and central heating radiator.

Kitchen 14'10" x 14'9"

Spacious kitchen and dining area with light wood effect base and wall units with wood effect work surfaces and tiled surrounds. Integrated fridge/freezer, dishwasher and washing machine. Built in oven, hob and extractor hood over. Useful island unit. Double glazed window to the rear, and French doors to the rear.

Master Bedroom with en-suite 14'11" x 9'9"

Spacious room with double glazed windows to the rear and side. Radiator and doors to the en-suite. En-suite comprises a 3 piece white suite with double glazed window, double sized shower cubicle, pedestal wash hand basin and low flush wc.

Bedroom 2 14'6" x 9'11"

Double glazed window to the front and side and central heating radiator

Bedroom 3 11'11" x 10'6"

With double glazed window to the front and central heating radiator.

Bedroom 4 6'9" x 6'8"

With double glazed window to the front and central heating radiator.

Bathroom

With 3 piece suite in white with panelled bath with shower over and mixer tap, pedestal wash hand basin and low flush wc. Tiled walls and radiator.

OUTSIDE: Gardens to the rear with raised patio area. Artificial grass lawn with pebble borders, brick BBQ. Ample parking space.

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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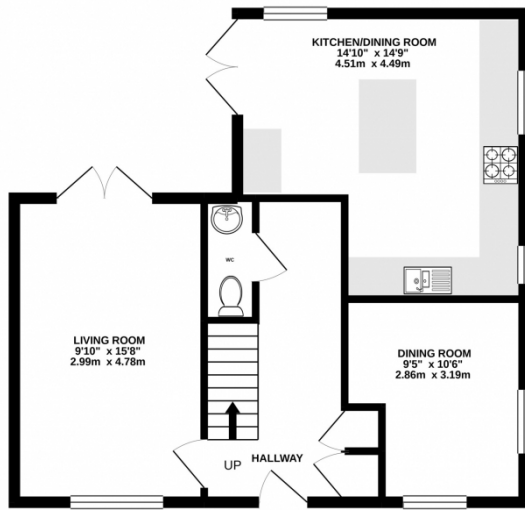
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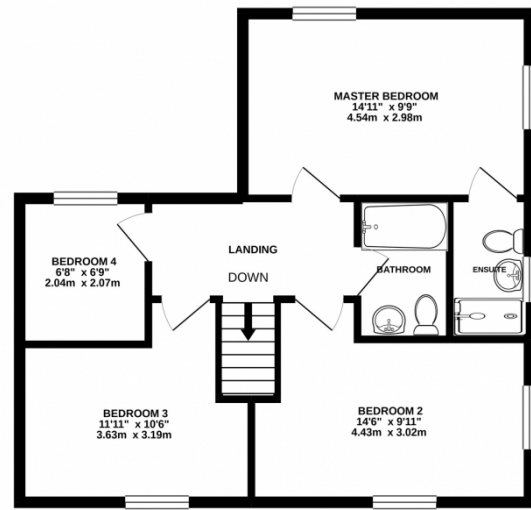
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GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

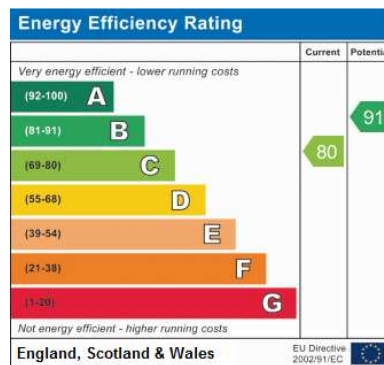


1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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