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**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Manor Road, Utley, BD20

£275,000 Freehold

Two Bedroom Semi-Detached

**Martin & Co Keighley**  
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**01535 669588**  
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**Manor Road  
Keighley  
BD20**

**Key features:**

- Two Bedroom Semi-Detached
- Gas Central Heating
- Modern New Kitchen
- En-Suite
- Large Gardens
- NO CHAIN
- Detached Garage
- Driveway



**Why you'll like it**

Extremely rare opportunity to purchase this Two Bedroom Semi-Detached family home standing in good size gardens with ample parking & garage, in what has long been regarded as one of Keighley's premier residential areas

Delightfully situated in this popular suburb of Keighley, which has long been regarded as one of Keighley's premier residential areas. Utley has an array of everyday facilities yet is only approximately 1 mile distant from the first class shopping facilities of Keighley town centre, which has links by both road and rail to the major towns and cities of West Yorkshire and is within comfortable commuting distance of Leeds/Bradford international airport

**HALL**

**LOUNGE** 19' 8" x 11' 5" (6m x 3.5m) Incredible large lounge with feature fireplace and three windows providing an abundance of natural light

**KITCHEN** 11' 5" x 13' 1" (3.5m x 4m) Modern newly fitted kitchen with ample wall and base units, integrated oven and gas hob. Under stair storage cupboard and access to the rear

**BATHROOM** 6' 10" x 6' 6" (2.1m x 2m) Good sized family bathroom comprising; WC, hand wash basin and shower over bath. Ample storage cupboards and window providing natural light

**BEDROOM ONE** 10' 5" x 9' 10" (3.2m x 3m) Good sized double bedroom with excellent storage cupboard, window to the rear and access to the en-suite

**ENSUITE** 3' 7" x 5' 10" (1.1m x 1.8m) Comprising; WC, hand wash basin and small bath with shower over. Velux window providing natural light

**BEDROOM TWO** 13' 1" x 11' 5" (4m x 3.5m) Excellent second double bedroom with large window to the rear providing ample natural light

**TO THE OUTSIDE** Gardens to the front, side and rear of this family home with lawn and patio areas. Ample driveway and detached garage providing off street parking. Access to the under house storage to the rear

