

# HUNTERS®

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**Woodside, Utley, Keighley**

**Offers In Excess Of £350,000**

Property Images



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Located on the edge of Utley, Keighley, this delightful detached house offers a perfect blend of comfort and modern living.

Built in 1989, the property has been thoughtfully updated to provide well-presented family accommodation.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The light & airy living room is open-plan to a dining area and in turn leads into the garden room, which enjoys a delightful outlook over the private rear garden.

A re-fitted breakfast-kitchen has an excellent range of fitted units and work-surfaces, a pleasant outlook, and a laundry / utility room has a door onto the garden.

The superb ground floor layout is complemented by four double bedrooms to the first floor, ensuring ample space for family members or guests. The property boasts a well-appointed bathroom and the principal bedroom features an en suite shower room, providing convenience for busy mornings and evening routines.

The house is equipped with modern gas-fired heating and double glazing, ensuring warmth and comfort throughout the colder months. Outside, there is a double garage and a caravan / mobile home charging point, along with driveway parking, adding to the practicality of this lovely home.

This property is perfect for families seeking a peaceful yet accessible location, with local amenities and transport links within easy reach. With its modern updates and spacious layout, this detached house in Woodside is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this charming residence your new home.

### **On-Line-Bullet-Points**

- 4 double bedroom detached home
- Modern kitchen with utility room
- Gas heating & double glazing
- Conservatory with garden views
- Double garage & parking
- Attractive private garden & patio
- Great location near countryside
- Within 2.5 miles of 2 train stations
- Home office / bedroom 5
- Viewing highly recommended