









Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. 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.

Fern Court, Utley, Keighley, BD20

£450,000 Freehold

Four Bedroom Detached Home

EPC Rating: D



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Fern Court Keighley **BD20**

Key features:

Four Bedroom

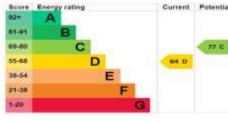
Detached

- NO CHAIN
- Stunning Views
- Driveway & Garage
- Two Reception

Rooms

 Warm Air Heating System

- Perfect Family Home
- Ample Storage





Why you'll like it
RARE Opportunity to purchase this large Four Double Bedroom family home situated in a desirable cul-de-sac location in Utley. Benefitting from; stunning views to the rear, ample parking, large gardens and an abundance of storage. This is not to be missed!!

Offering split level accommodation the larger than usual four bedroom detached family home is a must see. Stunning views to the rear which can be enjoyed in

the conservatory all year round!
Fern Court is a popular cul de sac offering access to a number of local schools including Keighley academy and Holy Family upper schools, there is good access to Keighley town centre where a wider range of shops and amenities can be found including bus and train stations offering access to Skipton, Leeds and Bradford. To the rear the property benefits from far reaching views.

ENTRANCE HALL Large space with storage cupboard and downstairs WC

LOUNGE 29' 6" x 17' 4" (9m x 5.3m) Large lounge spanning over 29ft with windows to both the rear providing stunning views and front with access to the

KITCHEN 15' 8" x 11' 7" (4.8m x 3.55m) Fitted kitchen with ample base units, integrated Fridge/Freezer, dishwasher and stainless steel sink. Tiled flooring and spotlights. Upvc door to the side

DINING ROOM 15' 10" x 15' 8" (4.85m x 4.8m) Excellent second reception which could be the dining room with fireplace. Sliding door access to the conservatory







CONSERVATORY 14' 5" x 9' 10" (4.4m x 3m) Large conservatory with panoramic stunning views

UTILITY ROOM 15' 10" x 6' 6" (4.85m x 2m) Excellent space with ample wall and base units, stainless steel sink and access to the integral garage

BEDROOM ONE 14' 5" x 13' 9" (4.4m x 4.2m) Large double bedroom with fitted wardrobes and access to the en-suite ENSUITE Comprising; WC, hand wash basin and shower cubicle

BEDROOM TWO 16' 0" x 13' 5" (4.9m x 4.1m) Large double bedroom with fitted wardrobe and drawers

BEDROOM THREE 13' 9" x 12' 1" (4.2m x 3.7m) A further double bedroom with window to the rear and access to the en-suite ENSUITE Comprising; WC, hand wash basin and shower over small bath

BEDROOM FOUR 13' 5" x 13' 5" (4.1m x 4.1m) Large double bedroom with carpet flooring and window to the side

BATHROOM 12' 1" x 8' 10" (3.7m x 2.7m) Large family bathroom comprising; WC, bidet, hand wash basin, shower cubicle and Jacuzzi style bath with window providing stunning

GARAGE 18' 8" x 17' 4" (5.7m x 5.3m) Large integral garage with electric door UTILTY SPACE 17' 4" x 11' 1" (5.3m x 3.4m) A further utility space

Lovely large front garden with ornamental pond. A large driveway leading down to an integral double garage and further parking to the side. Lawn rear garden with fruit trees and patio areas perfect for entertaining friends and family. Stunning far reaching views to the rear.











