









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.

# Ryshworth Crescent, Crossflatts, BD16

£215,000 Freehold

Three Bedroom Mid Terrace

**EPC** Rating: D



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Ryshworth Crescent
Crossflatts
BD16

### **Key features:**

• Three Bedroom Mid

#### Terrace

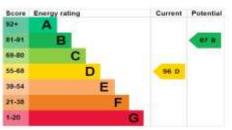
Modern Feel

#### **Throughout**

- Garden Front & Rear
- Garage To Rear
- Gas Central Heating
- Perfect Family Home
- Close To Local

#### Amenities

Ample Storage





## Why you'll like it

A stunning three bedroom mid-terrace family home boasting spacious living accommodation, a modern feel throughout and conveniently located within a desirable Crossflatts setting, Viewing is essential

The spacious home briefly comprises of; entrance hallway, stunning lounge, a beautiful dining kitchen featuring attractive wall and base units and ample space for a dining table with patio doors leading to the garden. To the first floor there are three excellent sized bedrooms and a stylish modern house bathroom

The property is pleasantly situated within the popular residential area of Crossflatts. Crossflatts offers a range of shops and amenities, well respected primary school and excellent road, rail and transport links to other West Yorkshire business centres.

ENTRANCE PORCH Excellent space to store coats and shoes

HALL Wooden flooring with staircase to the first floor and door giving access to the lounge







LOUNGE 13' 1" x 10' 11" (4m x 3.35m) Stunning large lounge with wooden flooring, media wall, built in storage cupboards and electric fire. Bay window to the front providing ample natural light throughout

DINING ROOM 11' 9" x 9' 10" (3.6m x 3m) Open plan with wooden flooring, exposed brick, built in storage cupboards, under stair storage and patio doors to the rear garden

KITCHEN 9' 10" x 6' 10" (3m x 2.1m) Stunning modern kitchen with ample wall and base units, integrated appliances including; dishwasher, gas hob and oven. tiled splashback and underfloor heating with window to the rear

#### LANDING

BEDROOM ONE 13' 1" x 8' 10" (4m x 2.7m) Large double bedroom with newly fitted modern wardrobes, wooden flooring and window to the front providing ample natural light

BEDROOM TWO 9' 6" x 8' 6" (2.9m x 2.6m) A second large double bedroom with wooden flooring and window to the rear providing ample natural light

BEDROOM THREE 7' 6" x 5' 10" (2.3m x 1.8m) Excellent sized third bedroom currently used as the home office with window to the front

BATHROOM Modern family bathroom comprising; WC, hand wash basin and shower over bath. Tiled flooring and walls

TO THE OUTSIDE Boasting attractive lawn gardens to both the front and rear with lovely shrubs and borders. There is a delightful patio seating area to the rear along with a single garage











