



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.

Birkdale Court, Utley, BD20

£225,000 Freehold

Three Bedroom Semi-Detached

EPC Rating: D

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>





Birkdale Court
Keighley
BD20

Key features:

- Three Bedroom Semi-Detached
- Gas Central Heating
- Gardens To The Front & Rear
- Garage
- Well Presented
- Popular Residential Location
- Open Lounge/Dining Room
- Ready To Move In



Why you'll like it

Exciting opportunity to purchase this Three Bedroom Semi-detached modern family home located in the much sought after area of Low Utley. Benefitting from; garage, gardens to the front & rear and ample storage. Viewing is essential!

Birkdale Court is pleasantly located in a highly regarded area of the village within close proximity to Keighley Golf & Rugby Clubs and the town of Keighley itself which is well connected via the Airedale train line between Skipton & Leeds.

HALL

LOUNGE/DINING ROOM 17' 0" x 24' 3" (5.2m x 7.4m) Large lounge/dining room with a gas feature fire and surround in the lounge area and under stairs storage cupboard. An arch separates the dining area which has sliding patio door into the rear garden

KITCHEN 9' 6" x 7' 6" (2.9m x 2.3m) Fitted kitchen with ample wall and base units, integrated oven and gas hob with tiled splashback and Upvc door to the rear garden

LANDING

BEDROOM ONE 12' 1" x 9' 6" (3.7m x 2.9m) Large double bedroom with carpet flooring and window to the rear providing ample natural light

BEDROOM TWO 11' 9" x 9' 6" (3.6m x 2.9m) Second double bedroom with carpet flooring and window to the front providing ample natural light

BEDROOM THREE 8' 10" x 6' 10" (2.7m x 2.1m) Single bedroom with carpet flooring and window to the front

BATHROOM 6' 2" x 6' 2" (1.9m x 1.9m) Family bathroom comprising; WC, hand wash basin and shower over bath. Part tiled walls

TO THE OUTSIDE To the front is a easy maintainable pebbled area currently use as a parking space. Shared drive leading to the garage To the rear is a patio and lawn garden with further scope to develop further outside space behind the garage

