



BASEMENT

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.

## Spring Avenue, Long Lee, BD21

£230,000 Freehold

Two Bedroom Bungalow

EPC Rating: B

**Martin & Co Keighley**  
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**01535 669588**  
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Spring Avenue  
Keighley  
BD21

**Key features:**

- Two Bedroom Detached Home
- Off Street Parking
- Gas Central Heating
- Open Plan Living/Kitchen
- Two Double Bedrooms
- Popular Residential Location
- EPC Rating: B
- Stunning Finish



**Why you'll like it**

Excellent Opportunity to purchase this Two Bedroom Detached Home located in the heart the popular residential area of Long Lee on the outskirts of Keighley. Viewing is essential

Delightfully situated on the edge of this sought after village, yet convenient for local amenities which include a shops, popular first school and health centre, and only a stones throw from the first class facilities of Keighley town centre which offers links by road and rail to the major towns and cities of West Yorkshire.

**\*\*Feature oak staircase with glass balustrade, anthracite coloured designer radiators, oak internal doors\*\***

**OPEN PLAN LIVING/KITCHEN 24' 7" x 18' 0" (7.5m x 5.5m)** Spacious open plan living/kitchen which has large bi-folding doors to the rear flagged and lawned garden. Integrated appliances including oven, induction hob, washing machine, microwave, dishwasher Understairs storage cupboard

**ENTRANCE HALL** Stunning Oak Staircase with glass balustrade leading down to the lower-ground floor

**BEDROOM ONE** 11' 3" x 10' 9" (3.45m x 3.3m) Double bedroom with carpet flooring and designer anthracite radiator

**BEDROOM TWO** 11' 3" x 10' 9" (3.45m x 3.3m) Double bedroom with carpet flooring and designer anthracite radiator

**BATHROOM** Stylish house bathroom which comprises of a freestanding bath, vanity wash basin, w.c., window to the side

**TO THE OUTSIDE** Large white limestone gravel driveway providing ample off street parking. Rear flagged and lawned garden perfect for entertaining friends and family



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

