









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.

# Fell Lane, Keighley BD22

£140,000 Freehold

Three Bedroom Mid Terrace

**EPC** Rating: D



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## Fell Lane Keighley BD22

### **Key features:**

Three Bedroom Mid

#### Terrace

- Gas Central Heating
- Kitchen/Diner
- Yard To Rear
- Close To Local

#### Amenities

- NO CHAIN
- Popular Residential

#### Location

Study





### Why you'll like it

Three Bedroom Mid Terrace situated in this popular residential location of Fell Lane. Benefitting from; gas central heating, study, cellar and yard to the rear. Viewing is essential!

#### \*NO CHAIN\*

Fell Lane is a convenient residential location offering access to local amenities, schools and bus routes into Keighley town centre, Keighley town centre offers a wide range of shops and amenities including bus and train stations offering access to Skipton, Leeds and Bradford

#### **VESTIBULE**

LOUNGE 14' 5" x 14' 1" (4.4m x 4.3m) Large lounge with fireplace, window to the front providing ample natural light

KITCHEN/DINER 10' 5" x 16' 0" (3.2m x 4.9m) Open kitche/diner with ample space for a dining table, fitted wall and base units with access to the cellar and rear yard





#### CELLAR

BEDROOM ONE 14' 5" x 13' 9" (4.4m x 4.2m) Large double bedroom with fitted cupboards providing ample storage, carpet flooring and window to the front

BEDROOM TWO 10' 11" x 7' 8" (3.35m x 2.35m) Good sized second bedroom with fitted cupboards providing ample storage and window to the rear providing ample natural light

BATHROOM Modern family bathroom comprising; WC, hand wash basin and bath

BEDROOM THREE 9' 6" x 9' 0" (2.9m x 2.75m) Good sized third bedroom with built cupboard providing ample storage and dormer window providing ample natural light

STUDY 11' 11" x 9' 10" (3.65m x 3m) Excellent office/study room perfect for home working, children's play room and much more

TO THE OUTSIDE Yard to the









