



**The Fairways, Low Utley Keighley BD20 6UJ**

**welcome to**

**The Fairways, Low Utley Keighley**

A well-presented three-bedroom semi-detached home, pleasantly positioned within a quiet cul-de-sac development in the sought-after village of Utley. Offered for sale with no onward chain, the property is ideal for a wide range of buyers including families, first-time purchasers, and downsizers alike



The ground floor accommodation begins with a welcoming entrance hallway, with stairs leading to the first floor. The spacious living room is bright and airy, featuring a gas fire with surround and a useful understairs storage cupboard. An open double archway leads seamlessly into the dining room, creating an excellent space for both everyday living and entertaining. From here, sliding doors open into the conservatory-a lovely spot to relax and enjoy views over the rear garden.



The kitchen is fitted with a range of wall and base units, complemented by integrated appliances including an oven, hob, extractor fan, and microwave. There is additional space for a freestanding fridge freezer, along with plumbing for a washing machine. A rear door provides direct access to the garden.



To the first floor are three well-presented bedrooms, comprising two good-sized doubles and a versatile single room, ideal as a bedroom, home office, or nursery. The accommodation is completed by a family bathroom fitted with a three-piece suite, including a shower over the bath.

Externally, the property benefits from a driveway leading to a garage with electricity. There is a garden to the front, while to the rear is an enclosed garden featuring a patio and lawn-perfect for outdoor dining and family use.



Conveniently located for local amenities and just one mile from the



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## The Fairways, Low Utley Keighley

- Quiet cul-de-sac Location in Utley Village
- Three Bedroom Semi Detached
- Spacious Living Room with Separate Dining Room & Conservatory
- Driveway & Garage
- Front & Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KEI104784 - 0002

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