

5 Grove Mill Drive KEIGHLEY, BD21 5FE



A SUBSTANTIAL FOUR BEDROOM MID TOWN HOUSE DELIGHTFULLY SITUATED ON THIS NEW DEVELOPMENT ON THE EDGE OF KEIGHLEY CENTRE. FAMILY ACCOMMODATION WITH UPVC DOUBLE GLAZING AND GAS FIRED HEATING AND AVAILABLE FOR IMMEDIATE OCCUPATION.

Price £179,950



Award Winning Estate Agents
Multiple past winners of
The Estate Agent of the Year Awards

Dacre, Son & Hartley

www.dacres.co.uk

75 North Street, Keighley, West Yorkshire, BD21 3RZ
Tel: 01535 611511 Email: keighley@dacres.co.uk

21 Yorkshire Offices



Regulated by RICS

GENERAL REMARKS

Built by Skipton Properties, an NHBC award winning developer this substantial mid town house offers accommodation across four floors and will only be fully revealed by an internal inspection. The property includes modern fixtures and fittings throughout, UPVC Double Glazing and Gas Fired Heating, with an integral single Garage completing this attractive home.

Delightfully situated on this Worth Park new development with views up the Worth Valley yet convenient for the local amenities of nearby Ingrow with Keighley town centre being only a short drive away which has first class shopping facilities and links by road and rail to the major towns and cities of West Yorkshire.

DESCRIPTION

GROUND FLOOR

Entrance Hall with radiator.

Cloaks with w.c., hand basin, radiator, laminate flooring, extractor and store cupboard.

Bedroom 4, with radiator.

Utility Room with base units, laminate worktops, tiled splash-backs, washer and dryer plumbing, wall mounted gas heating boiler.

Integral single Garage with power and light.

FIRST FLOOR

Landing with radiator.

L-shaped Lounge with two radiators and patio doors. Open plan to -

Kitchen with range of modern base and wall units, laminate worktops, inset stainless steel sink unit, four ring gas hob, built-in oven with stainless steel extractor over, tiled splash-backs.

SECOND FLOOR

Landing with radiator.

Bedroom 2, with radiator.

Bathroom with three piece white suite comprising w.c., wash basin and bath. Tiled splash-backs, shaver point, radiator and laminate flooring.

Bedroom 3, with radiator.

Small Lobby with radiator to -

THIRD FLOOR

Master Bedroom 1, with radiator, cupboard over bulkhead.

En suite Shower Room with w.c., wash basin, tiled shower cubicle, radiator, Velux window, tiled splash-backs.

Dressing Room with Velux window.

OUTSIDE

Lawned garden to rear with small patio area, driveway to front with shrub borders.

DIRECTIONS

From our office in North Street continue to the roundabout in High Street and take the first exit into South Street. Continue through the traffic lights, straight forward following the road round to the right and past the Garage on the left hand side. Continue straight forward and at the next set of lights turn right into Worth Park and then immediately left. Continue down to the bottom of the road and Grove Mill Drive is the last road on the left hand side. The property can be seen immediately on the left identified by a For Sale board.

VIEWING ARRANGEMENTS

Strictly by appointment through the Agents Keighley Office on 01535 611511

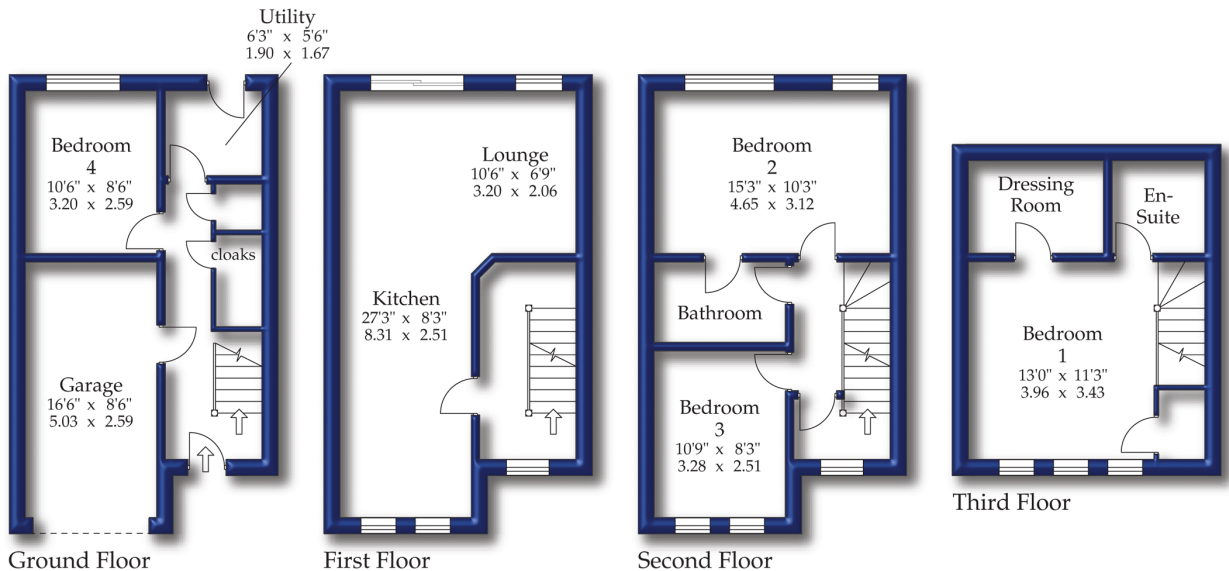
AGENTS NOTES

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our Yorkshire offices we can arrange a Market Appraisal through a national network of quality and specially selected independent estate agents.

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We would be delighted to be able to introduce you to Dacre, Son & Hartley Financial Services for mortgage advice.

Dacre, Son & Hartley
Financial Services
Tel: 01274 515 763 Web: www.dacresfs.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENTS NOTE

1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited..