



**Kirkstall Gardens, Keighley BD21 5PN**



**welcome to**

**Kirkstall Gardens, Keighley**

This modern townhouse is thoughtfully arranged over three floors and positioned within a desirable courtyard development, conveniently located close to Keighley town centre. Viewing highly recommended.



The ground floor welcomes you via an entrance hallway, with a convenient W.C. and staircase leading to the upper floors. The well-presented kitchen dining room features a range of wall and base units, complemented by integrated appliances including an oven, hob, and dishwasher, with additional space for a fridge freezer. A central kitchen island provides further seating, while a bespoke fitted unit offers excellent storage and display options. There is ample space for a dining table and chairs, and sliding double doors open onto the rear patio area, creating an ideal setting for indoor-outdoor living. Bedroom completes the ground floor accommodation.



To the first floor, the bright and airy living room serves as an inviting space to relax, enhanced by an electric log burner-style fire with a decorative surround forming an attractive focal point. A door provides access to the rear garden. This floor also accommodates a second bedroom.



The second floor comprises two further bedrooms along with the house bathroom, which is fitted with a modern three-piece suite including a shower over the bath.

Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear, there is an enclosed, landscaped garden, perfect for outdoor enjoyment, along with picturesque far-reaching views.



***view this property online*** [holroydsestateagents.co.uk/Property/KEI104866](https://holroydsestateagents.co.uk/Property/KEI104866)



welcome to

## Kirkstall Gardens, Keighley

- Four Bedroom Town House
- Accomadation Over Three Floors
- Quiet Cul de sac Location
- Garage Conversion
- Landscaped Rear Garden with Far Reaching Views

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £195,000



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104866](https://holroydsestateagents.co.uk/Property/KEI104866)



Property Ref:  
KEI104866 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**holroyds**



**01535 610021**



[keighley@holroydsestateagents.co.uk](mailto:keighley@holroydsestateagents.co.uk)



59 North Street, KEIGHLEY, West Yorkshire,  
BD21 3SL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**