



5 Woodville Grove

| Cross Roads | BD22 9BB

Offers over £70,000

We are pleased to present this one-bedroom terraced property located in Keighly, West Yorkshire.

The property consists of – Lounge, Kitchen, Bedroom, Bathroom and a Cellar.

This property offers attractive accommodation arranged over three floors and is situated close to local amenities and schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92 plus) A			
(81-91) B			
(69-80) C			66
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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Lounge

13'1" x 13'1"

The lounge features a front aspect window, a fireplace and laminate flooring.

Kitchen

7'2" x 5'6"

The kitchen is fitted with storage cupboards and built-in utilities, including an oven and hob.

Bedroom

13'1" x 10'5"

The bedroom features a front aspect window, built in storage space and carpeted flooring.

Bathroom

7'2" x 7'1"

The bathroom is equipped with toilet, wash hand basin and bath with shower over facilities.

Cellar

15'8" x 3'11"

The property benefits from a good sized cellar.

Garden

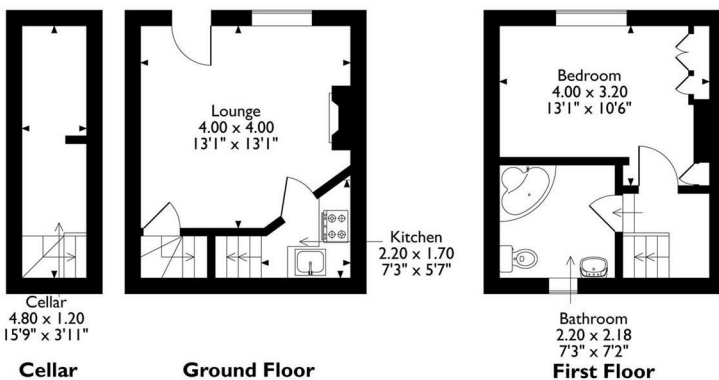
At the front of the property there is low maintenance cobble stone paving.

Disclaimer

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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Woodville Grove, Cross Roads, Keighley, West Yorkshire
Approximate Gross Internal Area
44 Sq M/475 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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