



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

**welcome to**

**The Fairways, Low Utley Keighley**

Well-presented three-bedroom semi-detached home situated in the sought-after village of Utley, this well-presented three-bedroom semi-detached home is ideally suited to first-time buyers, young families, or those seeking a practical home with generous outdoor space and off-road parking.



The accommodation begins with a welcoming entrance hallway, with stairs rising to the first floor and access into the spacious living room. Bright and airy throughout, the living room enjoys an abundance of natural light and features a fireplace with surround, creating a cosy focal point. A useful understairs storage cupboard provides additional practicality.

To the rear of the property, the dining kitchen is fitted with a range of wall and base units and offers space and plumbing for a washing machine, together with room for a freestanding fridge freezer. There is ample space for a dining table and chairs, making it ideal for everyday family living and entertaining. A door leads directly out to the enclosed rear garden.

The first floor comprises three bedrooms and the house bathroom. The principal bedroom is a generous double and benefits from a useful built-in storage cupboard. Bedrooms two and three are well-proportioned single rooms, offering flexibility for use as children's bedrooms, a home office or guest accommodation. The bathroom is fitted with a three-piece suite incorporating a shower over the bath.

Externally, the property enjoys a small lawned garden to the front, while the rear garden is predominantly laid to lawn, providing an excellent outdoor space. A driveway to the side offers convenient off-road parking.

## Agents Note



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## The Fairways, Low Utley Keighley

- Well Presented Three Bedroom Semi Detached
- Popular Village Location
- Gardens to The Front & Rear
- Driveway
- Ideal Purchase for First Time Buyers & Young Families.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KEI105097 - 0002

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