



**Lydget Shann Lane, KEIGHLEY BD20 6NA**

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*welcome to*

**Lydget Shann Lane, KEIGHLEY**

Spacious and stylish self-contained apartment set within a distinguished Victorian house in the sought-after area of Utley, Keighley, this light-filled first-floor apartment combines period elegance with generous living space. Offered with no onward chain.



Accessed via a shared private drive from Shann Lane, the property enjoys a tranquil setting surrounded by mature trees and flowering shrubs. A large stone staircase leads up to the apartment's glass-fronted entrance door, opening into a spacious hallway with generous built-in cupboard storage and shelving.

The bright and airy living room features a large bay window, gas fire with an elegant white stone surround, creating a warm and welcoming living space. The kitchen-diner is particularly spacious and well-equipped, featuring a range of wall and base units, drawers, and worktops, alongside a fitted electric oven, gas hob with extractor fan, gas boiler, dishwasher, and washing machine. Large windows offer delightful views across the gardens, woodland, and nearby moorland.

There are two bedrooms, the master is a generous double with fitted cupboards, shelving, and two large windows that fill the room with natural light. The second bedroom offers flexibility as a guest room, study, or additional bedroom. A modern bathroom includes a four-piece suite with a walk-in shower, bathtub, WC, and washbasin, complemented by built-in cupboards, a heated towel rail, and a large airing cupboard with the hot water tank.

Outside, the property benefits from a small terraced garden with a handy shed and balcony. The balcony is a real sun trap - the perfect place to relax and soak up the sunshine in the warmer months.

## Measurements

### Living Room

21' 2" Max x 11' 7" Max ( 6.45m Max x 3.53m Max )

### Kitchen

15' Max x 13' 9" Max ( 4.57m Max x 4.19m Max )

### Bedroom 1

15' 4" Max x 13' 7" Max ( 4.67m Max x 4.14m Max )

### Bedroom 2

9' 8" Max x 8' 9" Max ( 2.95m Max x 2.67m Max )

## Statement



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## **Lydget Shann Lane, KEIGHLEY**

- First Floor Apartment
- Two Bedrooms
- Spacious Living Room with Large Bay Window
- Private Terrace Garden
- Lovely Long Distance Views

Tenure: Leasehold EPC Rating: E  
Council Tax Band: C Service Charge: Ask Agent  
Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Apr 1985.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KEI104488 - 0013

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