



The Croft, Keighley, BD21

£360,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

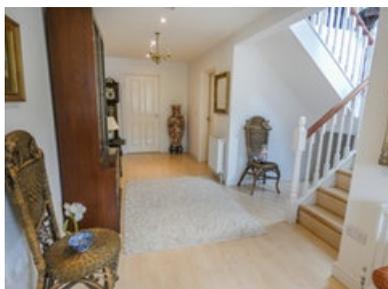
GUIDE PRICE £360,000 - £370,000. MODERN FAMILY HOME IN SOUGHT-AFTER LOCATION AND STUNNING GARDEN.

Key features:

- LANDSCAPED GARDENS
- FOUR DOUBLE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- LARGE PADDOCK
- ORCHARD WITH FRUIT TREES
- VIEWINGS HIGHLY RECOMMEND
- BEAUTIFULLY PRESENTED
- JULIET BALCONY
- OVER THREE FLOORS
- PRIVATE SETTING
- BESPOKE KITCHEN
- PRIVATE ROAD
- No CHAIN

Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band E (£1985.63 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



GUIDE PRICE £360,000 - £370,000

MODERN FAMILY HOME IN SOUGHT-AFTER LOCATION AND STUNNING GARDEN OFFERED CHAIN FREE

We are pleased to offer this wonderful home with sensational presentation. Individually designed by the vendors with accommodation over three floors situated in a private setting adjacent and incorporating the Green Belt.

There are large rooms, four double bedrooms (master with dressing room and ensuite) plus house bathroom

There are large rooms, four double bedrooms (master with dressing room and ensuite), plus house bathroom. Large kitchen diner with long distance views. From the sitting room and rear bedrooms the views look out onto open countryside to the south.

Externally there is a large south-facing patio accessed from the sitting room and side door, large garden plus substantial paddock with stream on the east side. Also there is a recently planted orchard with apple, plum, pear and cherry trees.

Double integral garage with store room and remote controlled electrically operated sliding folding door and parking to the front for five cars. Plus an intruder detection system. The property covers approximately 2425 sq ft.

Room Descriptions

Lower Ground Floor Entrance Hall

Double height hall with lower ground floor entrance hall with windows to front and side, two radiators, laminate flooring with ceiling spotlights, stairs to upper ground floor entrance hall

Garage 19'8 x 16'1 (6.00m x 4.90m)

With power and light connected, remote-controlled up and over door, store room with light and potential workshop.

Store Room

Laminate flooring with ceiling spotlights, comprehensive shelving to four walls

Cloakroom

Two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level flush and extractor fan, heated towel rail, tiled flooring with ceiling spotlights.

Utility Room 12'10 x 7'6 (3.92m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring with ceiling spotlights, extractor fan.

Upper Ground Floor Entrance Hall

Two feature windows to side and front, two radiators, stairs, side door accessing front and rear.

Lounge 12'7 x 16'6 (3.84m x 5.04m)

Full height four window to rear with double French windows accessing the patio, open gas fire with stone built surround, two radiators, laminate flooring, long distance views.

Dining Kitchen 11'1 x 24'1 (3.38m x 7.33m)

Fitted with a high quality matching range of base and eye level units with granite worktop space over, 1+1/2 bowl sink with mixer tap, hob with extract fan over and double oven below, fully integrated dishwasher, two windows to front, two radiators one being feature stainless steel and dual fuel, dining area with windows to two aspects giving long distance views, laminate flooring with ceiling spotlights, pantry storage with shelving

Study 8'10 x 7'1 (2.70m x 2.17m)

Window to rear, one radiator, laminate flooring, potential extra bedroom

Cloaks

Window to rear, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, heated towel rail, tiled flooring

Boiler Room

Housing condensing combination boiler and storage

First Floor Landing

Laminate flooring, ladder access to loft, linen store with radiator

Bedroom 1 12'10 x 13'8 (3.91m x 4.17m)

Window to rear, laminate flooring, French double door with Juliet balcony with long distance views, radiator

Walk in Wardrobe 10'4 x 7'7 (3.15m x 2.32m)

Window to rear, radiator, laminate flooring with ceiling spotlights, fully fitted with hanging and drawer storage

En-suite Bathroom

Fitted with four piece suite comprising panelled bath with power shower over, mixer tap and folding glass screen, pedestal wash hand basin with mixer tap and tiled splashback, bidet and low-level WC, tiled splashbacks, extractor fan, window to front, heated dual fuel towel rail, tiled flooring with ceiling spotlights, LED mirror

Bedroom 2 13'11 x 10'6 (4.23m x 3.20m)

Window to front, built-in wardrobe with hanging space and drawer storage, radiator, laminate flooring, open plan

Bedroom 3 11'5 x 10'2 (3.49m x 3.09m)

Window to rear, radiator, laminate flooring with ceiling spotlights

Bedroom 4 7'5 x 13'5 (2.27m x 4.09m)

Window to front, radiator, laminate flooring with ceiling spotlights

Bathroom

Fitted with three piece suite comprising panelled bath with power shower over and folding glass screen and mixer tap, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, extractor fan, window to side, heated dual fuel towel rail, tiled flooring with spotlights

Outside

Large garden, delightful patio and rockery plus large paddock with stream on the east side. Also, there is a recently planted orchard with apple, plum, pear and cherry trees. There is parking to the front for five cars. External water taps to side and rear and external electric power supply to rear.

Floor plan:



Ground Floor



First Floor



Second Floor

Total floor area 225.3 sq. m. (2,425 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

10, The Croft, Thwaites, KEIGHLEY, BD21 4ND

Dwelling type: Detached house	Reference number: 8768-6126-4980-0769-2922
Date of assessment: 21 June 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 June 2018	Total floor area: 237 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,489
Over 3 years you could save	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 495 over 3 years	£ 330 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 141 over 3 years </div>
Heating	£ 2,652 over 3 years	£ 2,676 over 3 years	
Hot Water	£ 342 over 3 years	£ 342 over 3 years	
Totals	£ 3,489	£ 3,348	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">79</td><td style="text-align: center;">84</td></tr> </table>	Current	Potential	79	84	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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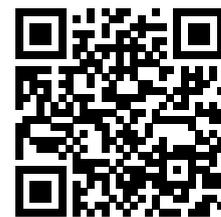
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£90	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 801

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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