



STUDLEY CLOSE,
EAST MORTON, BD20
5TW
£275,000

2 Bedroom Bungalow



AMAZING DEVELOPMENT POTENTIAL! Available for sale is this lovely, large bungalow in a popular part of East Morton. There is a fantastic rear garden which stretches far behind the property and amazing views over St Ives and far beyond.

East Morton is a historic Yorkshire village between Bingley and Keighley in the Aire Valley. This very sought after area has a fantastic mix of properties, ranging from 1800's farmhouses and mills to more modern (but still tasteful) developments. The location is approximately 2.5 miles' distance from Keighley town centre which offers a range of shops, amenities, bars, restaurants as well as primary and secondary schools. Keighley is also well served by excellent road and rail links to other West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds. East Morton itself is very well known for the charming Busfield Arms, an 'Olde Worldy' pub at the centre of the beautiful village.

Accommodation

Ground Floor

Entrance Porch

Main entrance to the property is via a welcoming side porch leading into the hallway for access into the reception rooms.

Kitchen

Accessed to the rear of the ground floor is the lovely kitchen which has fantastic views over the large garden and beyond. There are wall and base units aplenty and two large storage cupboards. With such a large hallway outside the kitchen, it would be easy to change the layout for an even more impressive kitchen/ family room.

Second Reception Room/ Dining Room

Opposite the kitchen is entrance into the dining room which is the second reception room; this room could conceivably be used as a third bedroom if needed.

Living Room

Accessed to the rear of the ground floor hallway is the impressive and large living room. Flooded with natural light via a huge rear window, this is a lovely place to relax year round.

Master Bedroom

The master bedroom is located at the front of the ground floor facing over the front aspect which is surprisingly private. The room is a nice sized double bedroom and has the benefit of built in wardrobes.

Bedroom Two

The second bedroom is also located at the front of the house too and is also a good sized double bedroom and also has built in storage.

House Bathroom

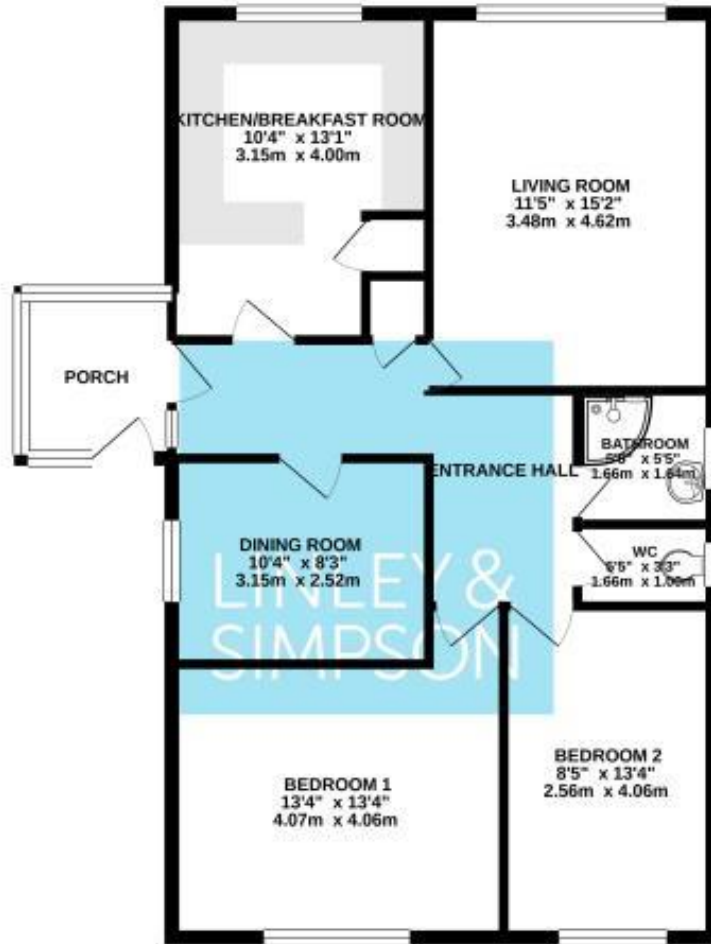
The house bathroom is a modern white suite comprising of a walk in corner shower and hand basin. The toilet/ W.C is currently separate, but could very easily be turned into one large bathroom.

External

Externally to the rear there is a lovely landscaped garden which is a real sun trap (English weather permitting) there is a side and rear patio, a huge expanse of lawn which then opens out further down the garden to the rear of the plot. At the front there is a good size driveway which can very comfortably house one car which is adjacent to a gravelled, well maintained front garden which could be turned into further parking.



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA - 848 sq.ft. (78.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan included herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as fact by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 11/2022

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.