

MIDDLEFIELD COURT,  
EAST MORTON  
VILLAGE, BD20 5RN  
£180,000

3 Bedroom House

LINLEY &  
SIMPSON

Available for sale CHAIN FREE is this lovely, well presented TOWN HOUSE, which benefits from a lovely rear garden, integral garage and THREE DOUBLE BEDROOMS. Contact Linley and Simpson today to find out more about purchasing this perfect family home.

East Morton is a residential village between Bingley and Keighley, backing onto the beautiful and scenic St Ives estate! This very sought after area has a fantastic mix of properties, ranging from 1800's farmhouses to more modern developments; but still manages to retain the privacy and desirability which this area enjoys! The location is in close proximity to Keighley town centre and Bingley town centre; both of which offer a range of shops, amenities, bars, restaurants as well as primary and secondary schools. Cross Flatts is also well served by excellent road and bus links to other West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds.

#### GROUND FLOOR

Hallway Door, laminate flooring, under stairs storage cupboard and central heating radiator.

Utility Room Plumbing for washer, boiler, stainless steel sink with drainer, tiled flooring, and central heating radiator.

Bedroom 9' 2" x 7' 11" (2.79m x 2.41m)

Laminate flooring, central heating radiator and double glazed window.

#### FIRST FLOOR

Landing Central heating radiator and double glazed window.

Living Room 16' 11" x 14' 2" (5.16m x 4.32m)

Fan heater, laminate flooring, double glazed window and two central heating radiators.

Kitchen 8' 6" x 7' 11" (2.59m x 2.41m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over. Integrated oven, hob and extractor over, plumbing for dishwasher, stainless steel sink with drainer, tiled flooring and double glazed window.

#### SECOND FLOOR

Landing Loft access.

Master Bedroom 13' 2" x 8' 3" (4.01m x 2.51m)

Central heating radiator and double glazed window.

En-suite 5' 9" x 5' 6" (1.75m x 1.68m)

Fitted with a three piece suite comprising low level WC, hand wash basin with vanity unit and shower cubicle. Velux window, central heating radiator

Bedroom 12' 3" x 10' 7" (3.73m x 3.23m)

Central heating radiator, double glazed window and storage cupboard.

Bathroom 6' 5" x 5' 6" (1.96m x 1.68m)

Fitted with a three-piece suite comprising low level WC, hand wash basin and bath with shower over. Central heating radiator and tiled flooring.

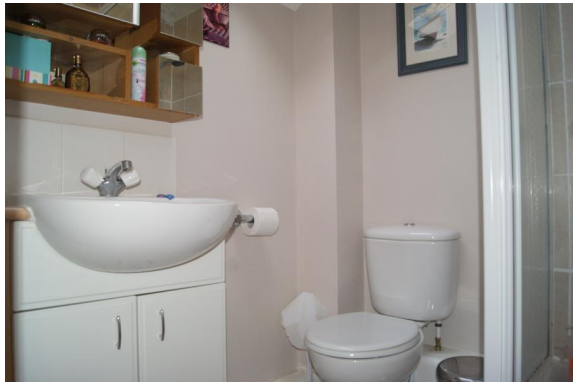
#### ADDITIONAL

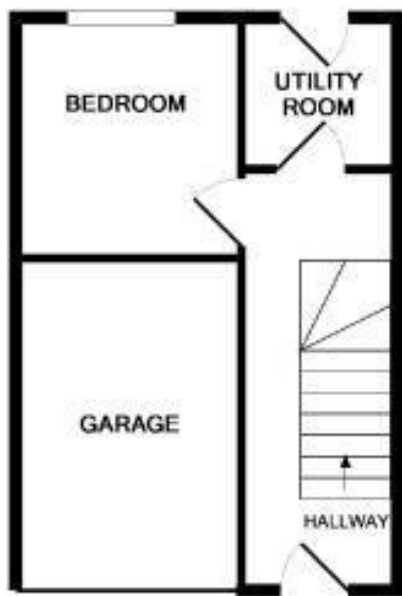
Garage.

Power and light and up and over door.

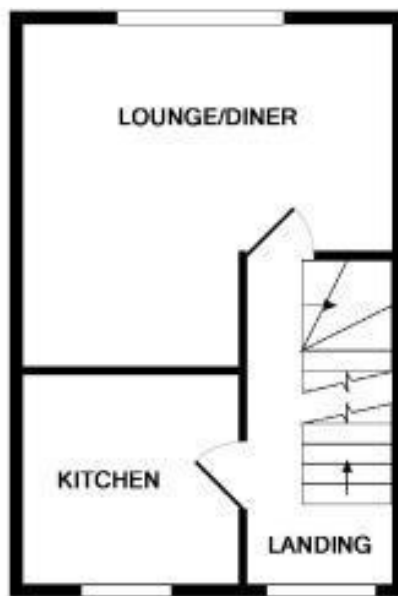
#### External

To the rear is a stone paved patio area and a raised lawn, parking and lawn to the front.

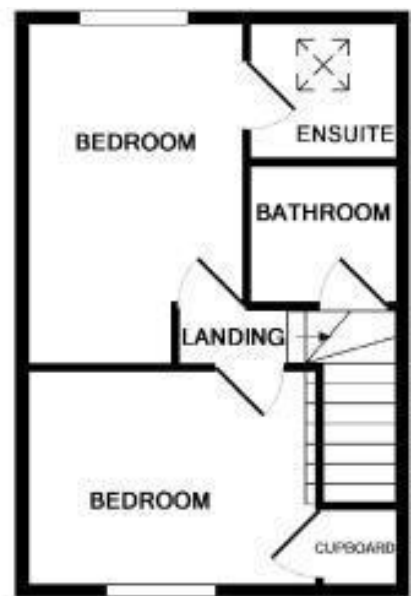




GROUND FLOOR

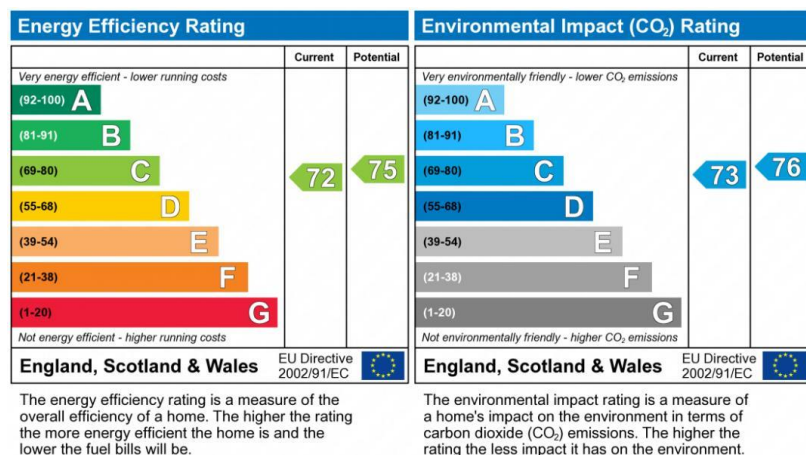


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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.  
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