



## 84 Banks Lane, Riddlesden, Keighley, BD20 5PJ

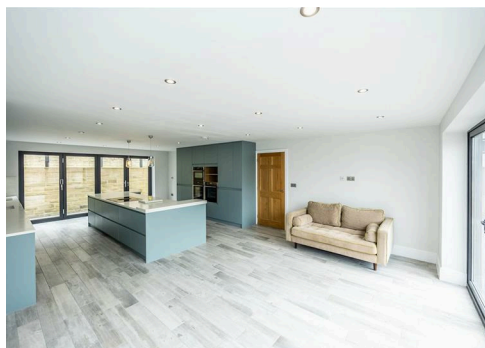
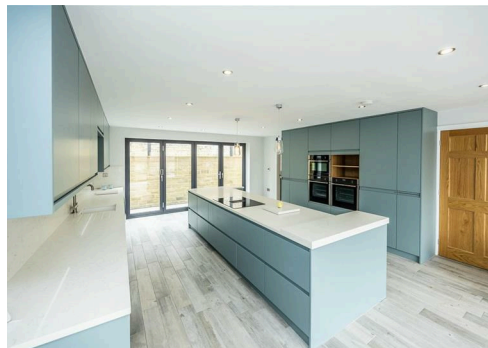
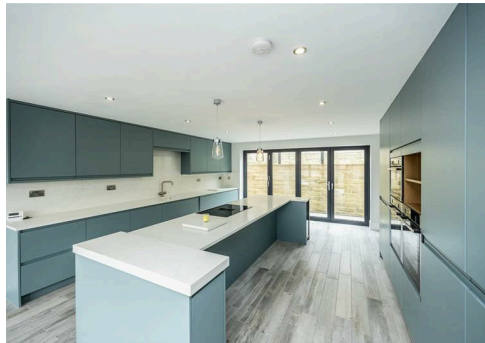
£425,000

# 84 Banks Lane, Keighley BD20 5PJ

This beautifully presented four bedroom, this property offers exceptional style, space, and comfort throughout. Designed with contemporary living in mind, it boasts a high-specification finish, thoughtfully planned open-plan living spaces, and luxurious modern features. Ideal for families or those who love to entertain, this impressive home also benefits from a private garden, off-street parking, and the latest in energy-efficient design and technology. May consider part exchange.



Council Tax Band: F



#### Entrance Hall

A welcoming entrance hall with elegant period-style flooring. Stairs rise to the first floor, with doors leading to the integral garage and the main living accommodation.

#### Open-Plan Kitchen / Living Area

This expansive open-plan space is the true heart of the home — stylish, functional, and flooded with natural light thanks to bi-folding doors on either side. Finished with luxury porcelain tiles and underfloor heating with individual room thermostats, it perfectly blends comfort with high-end design.

Living Area: Offers ample space for a full suite of furniture, with TV wall connections, brushed chrome sockets (including USB ports), and inset LED ceiling spotlights.

Kitchen: A sleek, fully fitted kitchen featuring an extensive range of handleless wall and base units, providing generous storage with pull-out drawers and cupboards.

High-spec appliances and finishes include:

Four-ring induction hob with integrated designer extractor

Three wall-mounted Neff ovens plus built-in microwave and grill

Large integrated fridge and separate freezer — ideal for a growing family

Integrated wine fridge and dishwasher

Boiling water tap for instant hot water

Durable and stylish quartz worktops and matching splashbacks complete the space.

Underfloor heating with individually controlled thermostats completes this outstanding space.

#### Utility Room

Fitted with an integrated washing machine and tumble dryer, quartz worktops, chrome mixer tap, and metro-style tiled splashbacks. Additional storage units and access to a storage cupboard — ideal as a pantry or for household essentials. UPVC window overlooking the rear garden.

#### Cloakroom / WC

A modern cloakroom with a concealed cistern WC, fully tiled walls, vanity unit with mixer tap and storage drawers, frosted window, and underfloor heating.

#### First Floor Landing

Carpeted staircase and landing area providing access to all bedrooms and bathrooms.

#### Bedroom One

A spacious double bedroom with carpeted flooring, wall-mounted radiator, inset LED spotlights, and brushed chrome sockets with USB. Bi-folding doors open to a Juliet balcony, flooding the room with light.

#### Family Bathroom

Beautifully presented and finished to a high standard with: Large porcelain floor and wall tiles, including a stylish two-tone feature wall. Concealed cistern WC.

Vanity unit with storage and mixer tap. Free-standing roll-top bath with concealed thermostatic controls. Walk-in wet-room-style shower with glass screen, handheld attachment, and rainfall showerhead

#### Principal Bedroom Suite

An impressive double-aspect principal suite featuring: Carpet flooring. Two sets of French doors opening to Juliet balconies, inset ceiling lights

Door leading to a luxurious en-suite shower room.

#### En-Suite Shower Room

High-spec finish with: Two-tone wall and floor tiling. Concealed cistern WC. Heated towel rail. Frosted window, wall-mounted vanity unit with mixer tap, built-in storage cupboard, large walk-in shower with built-in shelving and thermostatically controlled rainfall showerhead and attachment

#### Bedroom Three

A well-sized double room with carpet flooring and French doors opening onto a Juliet balcony.

#### Bedroom Four

A bright double room with carpet flooring and a UPVC window overlooking the rear garden.

#### Exterior

Front: Private driveway offering ample off-street parking for multiple vehicles. Access to an integral garage with conversion potential.

Rear: A well-maintained private garden featuring glass balustrades, a level lawn, and a porcelain tiled terrace — perfect for alfresco entertaining.

#### Garage

An integral single garage with an electric up-and-over door. Partially boarded for easy conversion into an additional reception room or home office. Includes:

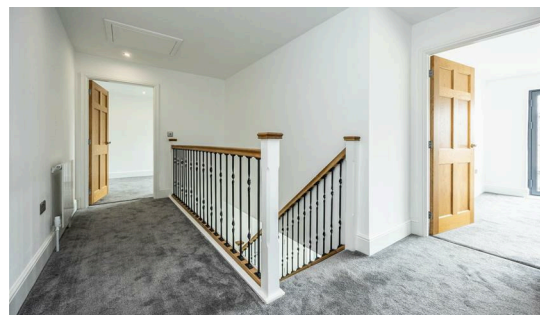
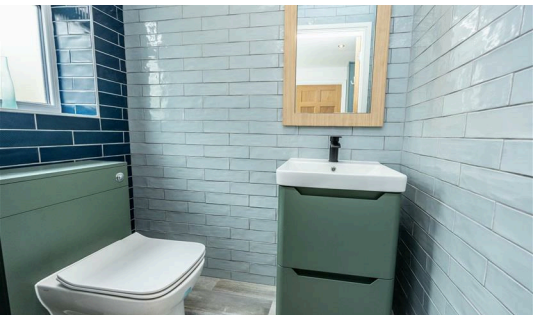
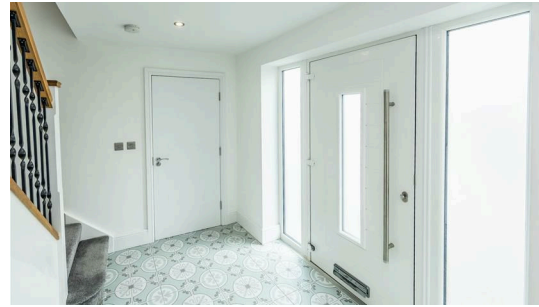
Electric car charging point

#### Consumer unit

Wall-mounted boiler and pressurised hot water cylinder located in a separate rear section

#### **Agent Notes & Disclaimer.**

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Total floor area 159.2 sq.m. (1,714 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Homeyds. Powered by www.localagent.com

