



Guide Price £75,000

- A Superbly Appointed Second Floor Apartment
- Spacious Accommodation
- Lift Access
- Off Street Parking
- Highly Sought After Location
- No Chain

Apartment 11, 10 Canal Road, Riddlesden, Keighley, BD20 5AG

A one bedroom apartment in popular development by Skipton Properties with open plan living kitchen and house bathroom.

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dacres.co.uk





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Harrogate? ?? miles, Skipton? ?? miles, Leeds? ?? miles (all distances approximate)

General remarks

A one bedroom, second floor apartment in the ever popular development of Towpath House.

Briefly comprising an entrance hallway with storage cupboard, open plan living kitchen and double bedroom.

Located within close proximity to Crossflatts and Keighley train stations with excellent rail links to Leeds, Bradford and Skipton, regular bus routes, Riddlesden C of E Primary school, local shops, supermarkets, recreational facilities and a range of other popular amenities.

Directions

From our office in North Street turn right at the traffic lights into Cavendish Street and at the traffic lights at the bottom of Cavendish Street turn left into Bradford Road. Continue to the roundabout, take the third exit continuing along Bradford Road. Turn left into Bar Lane and just before the canal turn left into Canal Road. Towpath House can be seen on the right hand side.
what3words

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold. Mains electricity, water & drainage. Allocated Parking Space available.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

Buyer Anti Money Laundering Checks

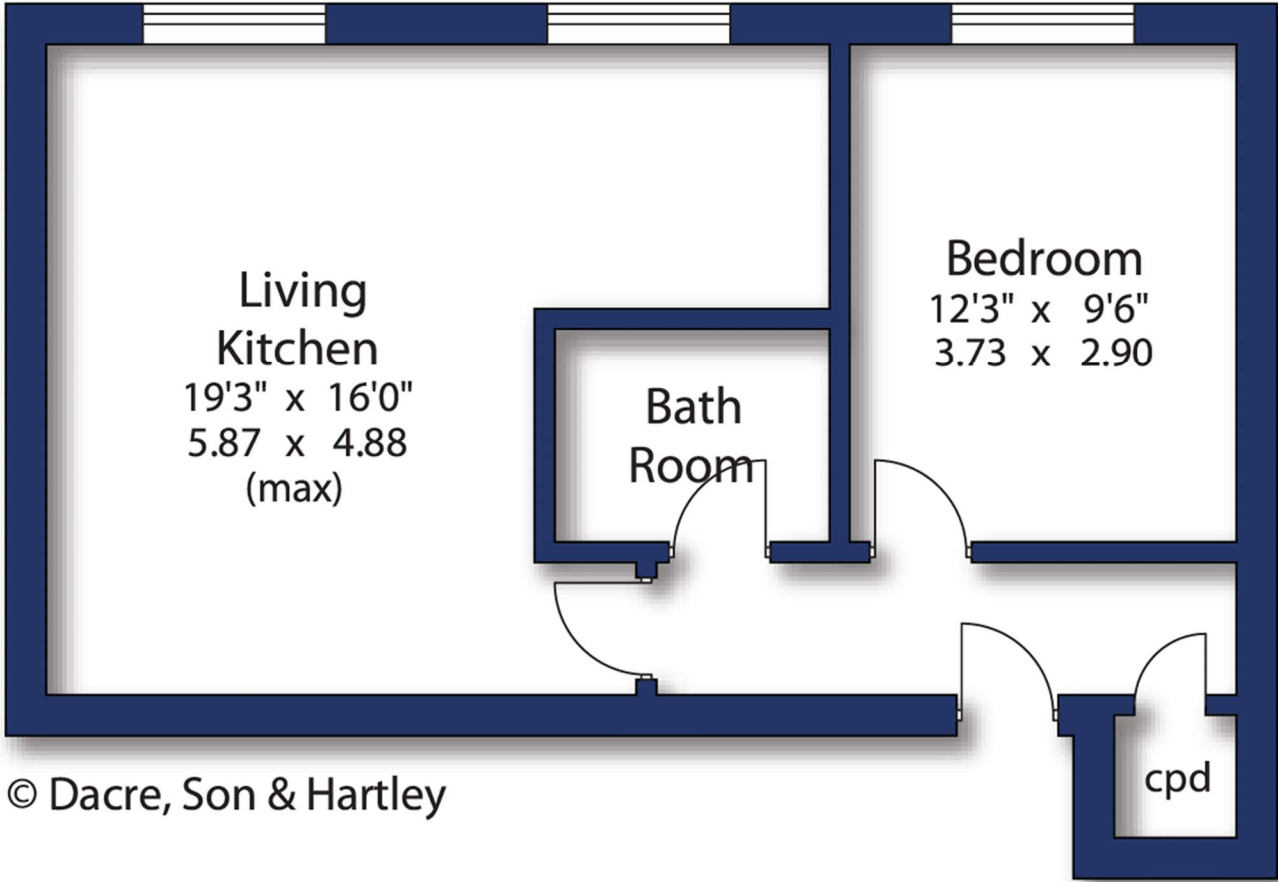
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

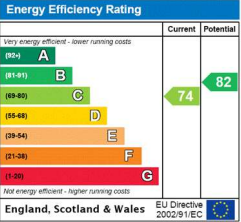
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: KEI240064



Floorplans



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