DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £425,000

- Detached house
- Four bedrooms
- Two reception rooms
- Two bathrooms
- Integral garage
- Under house storage
- Large Garden
- Canal side frontage
- Self-contained annex
- South facing
- Popular village location
- Gas heating

11 Leach Road, Riddlesden, Keighley, BD20 5DA

A modern yet well established four bedroomed detached house with annex, large gardens and canal side frontage, pleasantly situated in this popular village of Riddlesden.

75 North Street, Keighley, West Yorkshire, BD21 3RZ
Tel: 01535 611511
Email: keighley@dacres.co.uk
dacres.co.uk







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Bradford 9 miles, Skipton 10 miles, Leeds 19 miles (all distances approximate)

General remarks

This well presented detached house offers accommodation across two floors and briefly comprises, entrance hall with w.c., lounge, dining kitchen, bedroom 4 /snug, to the lower ground floor, hall with storage and store under stairs, three bedrooms, one with nursery/dressing room and en-suite bathroom, house bathroom and en suite bathroom, outside, driveway and garage to the front, large garden to the side, further garden to the front with canal side frontage. Detached timber annex providing sitting room, bedroom and bathroom.

A home which requires an internal inspection to fully appreciate what is on offer and being ideally suited to the family or someone with an independent relative. Delightfully situated in the sought after village of Riddlesden with canal side frontage and mooring, south facing aspect and views across the Aire and Worth Valleys. Riddlesden has an array of everyday facilities including mini supermarket, first school, various pubs and clubs, yet is only two miles distant from Keighley town centre with its larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Local Authority & Council Tax Band
The City of Bradford Metropolitan District Council
Council Tax Band D.

Tenure, Services & Parking
Freehold. Mains electricity, water, drainage and gas are installed.
Domestic heating is from a gas fired combination boiler.
Driveway parking and garage.

Directions

From our North Street office into Cavendish Street, at the bottom at the lights turn left into Bradford Road, continue to the roundabout then take the third exit, continue along Bradford road and just after the second set of Traffic lights turn left into Barr Lane and up the hill, across the roundabout and over the canal, turn left onto Scott Lane, carry on to the end of Scott Lane which then runs into Scott Lane West, then take the first left into Leach Road, the property can be seen at the bottom of the hill on the left hand side.

what3words

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Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

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 to view.

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 £34.20 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

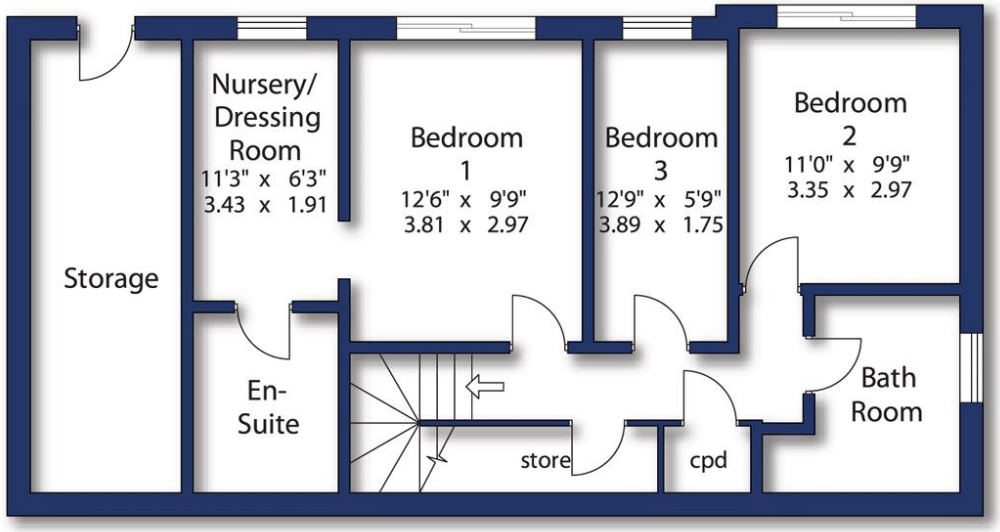
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

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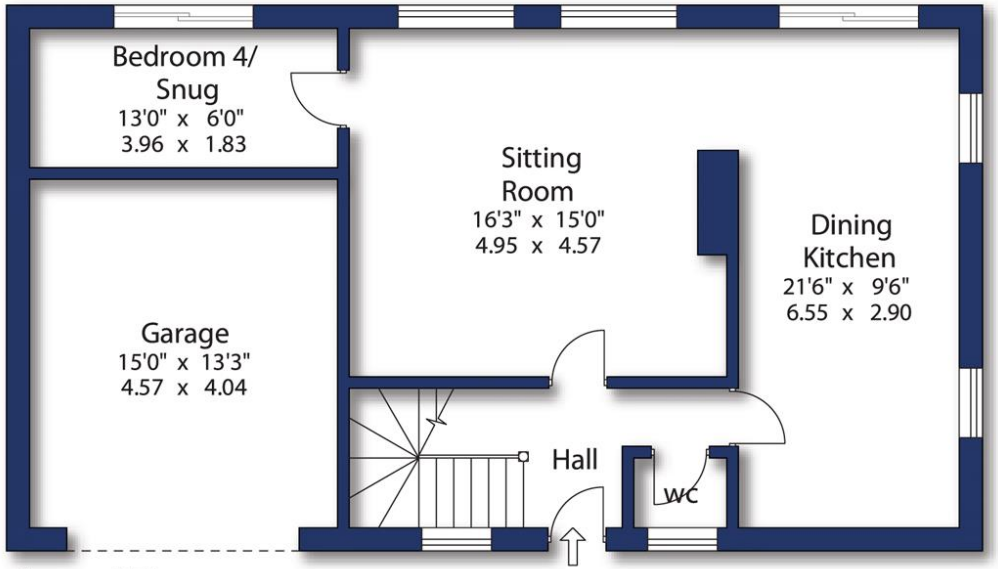




Floorplans



Lower Ground Floor



Ground Floor

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