



9 Beech Street, Steeton, Keighley, BD20 6PA

This 3-bed property is full of potential and footsteps from local amenities, has double glazing throughout along with a front and rear garden.

Guide Price £175,000

- Terraced
- 3 Bedrooms
- Front and rear gardens
- UPVC Double Glazing
- Requires modernisation
- No chain
- Convenient Location

75 North Street, Keighley, West Yorkshire, BD21
3RZ

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Bradford 10.5 miles, Skipton 9.5 miles, Leeds 19 miles (all distances approximate)

General remarks

Full of potential and perfectly positioned just footsteps from Steeton's local amenities, this three-bed terraced property is an excellent opportunity for buyers looking to modernise and add

value. With double glazing throughout and both front and rear gardens, it provides a solid foundation for creating a beautiful home.

The ground floor features a spacious living room centred around a charming stone feature fireplace, giving the space character. To the rear, the kitchen offers practical layout options and includes useful understairs storage, along with access to the rear porch/outside storage area via the back door.

Upstairs, the property offers two well-proportioned bedrooms plus a smaller box room, ideal for a nursery, home office, or dressing room. A compact bathroom completes the first floor. With its convenient location, generous layout, and scope for improvement, this property represents a fantastic chance to

create a home tailored to your needs in the heart of Steeton.

Local Authority & Council Tax Band

The City of Bradford Metropolitan District Council – Council Tax Band – A Tenure, Services & Parking

Freehold. Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler. On street parking available.

Internet & Mobile Coverage Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors) is also available from at least one of the UK's four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Directions

Head north on North St/A629 toward Bow St, Continue to follow A62, At the roundabout, take the 2nd exit onto Hard Ings Rd/A629, At the roundabout, take the 1st exit onto A629, At the roundabout, take the 1st exit onto Station Rd, Turn right onto Skipton Rd/B6265, Turn left onto Forge View, Turn right onto Beech St, Destination will be on the left.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed
- On street parking available

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.

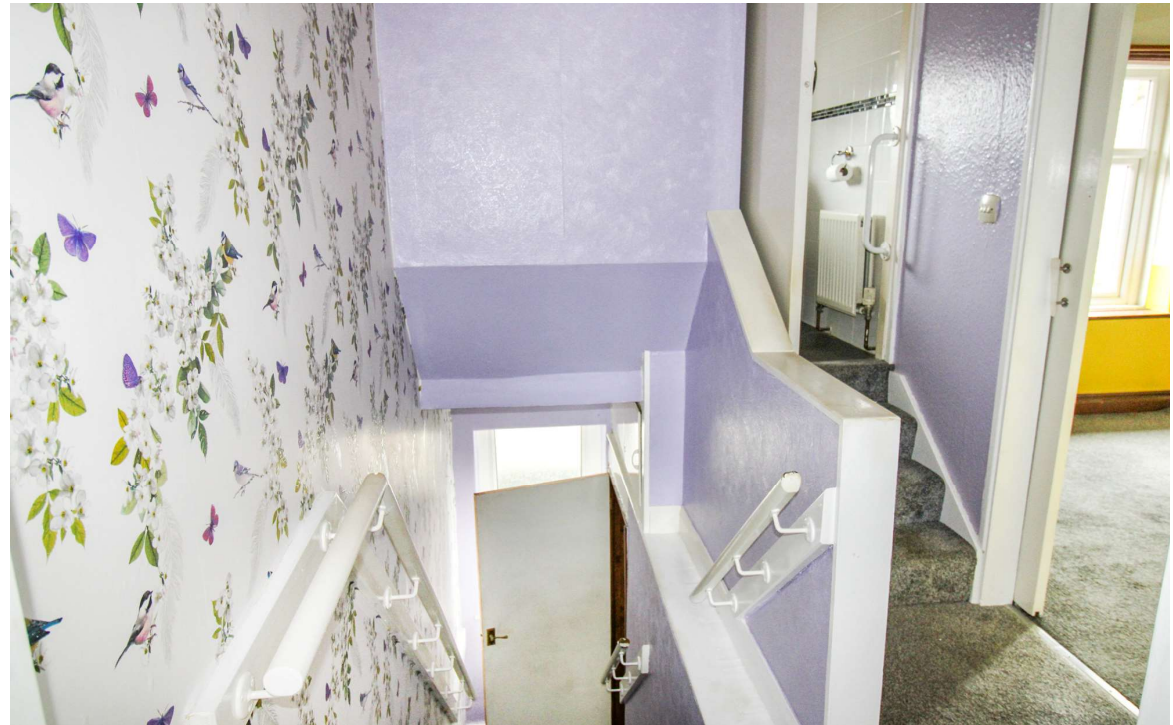
Buyer Anti Money Laundering Checks

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.

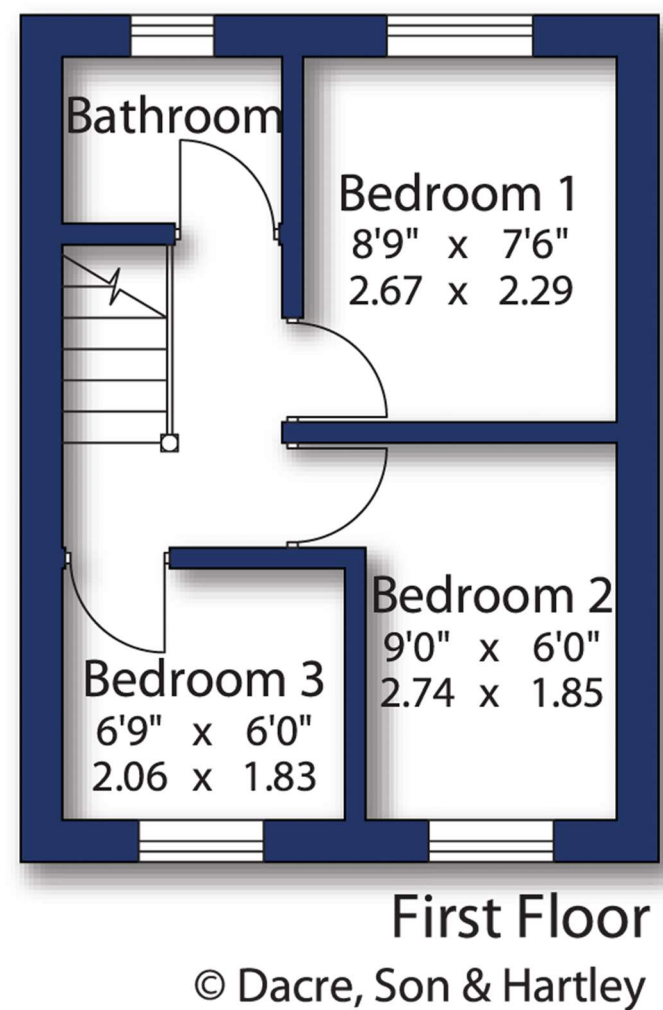
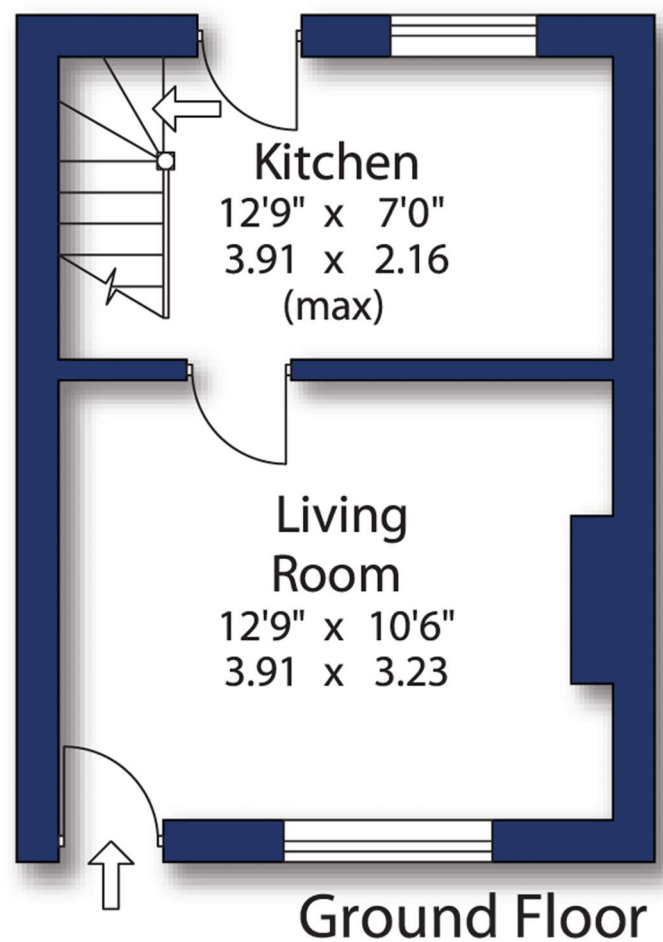
Referral fees

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



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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