



Guide Price £155,000

- Semi-detached house
- Two bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- Car port
- Driveway
- Gardens front and rear
- Partial UPVC and sealed unit double glazing
- Requires modernisation
- South facing aspect

1 Lynton Drive, Keighley, West Yorkshire, BD20 5BA

A well-established two bedroomed semi-detached house delightfully situated in the sought after village of Riddlesden.

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BD21 3RZ

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dacres.co.uk   



1 Lynton Drive, Keighley, West Yorkshire, BD20 5BA

Bradford 7 miles, Skipton 11 miles, Leeds 13 miles (all distances approximate)

General remarks

This semi-detached house offers accommodation across two floors and briefly comprises, entrance porch, hall,

sitting room, dining room, kitchen and pantry, to the first floor, landing with two bedrooms and house bathroom. Outside there are gardens to the front and rear with driveway to the side and car port. The property includes partial UPVC double glazing and sealed unit double glazing but does require modernisation. Offered with no onward chain and ideally suited to the first-time buyer or small family and is available for immediate occupation.

Pleasantly situated in this popular village with a south facing aspect and views across the Aire Valley. Riddlesden has an array of everyday facilities which include a first

school and mini supermarket, 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 C.

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

Directions

From our North Street office turn right into Cavendish Street, at the bottom of Cavendish Street at the lights turn left into Bradford Road, continue to the roundabout, take the third exit, continue on Bradford Road and at the third set of lights turn left into Granby Lane, across the canal bridge and up the hill then turn right into Lynton Drive where the property can be seen on the left hand side identified by a for sale board.

what3words ample.cares.banks

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
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Tenure, Services & Parking

- Freehold
- Mains Water, electric and sewage
- Drive & Carport

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.

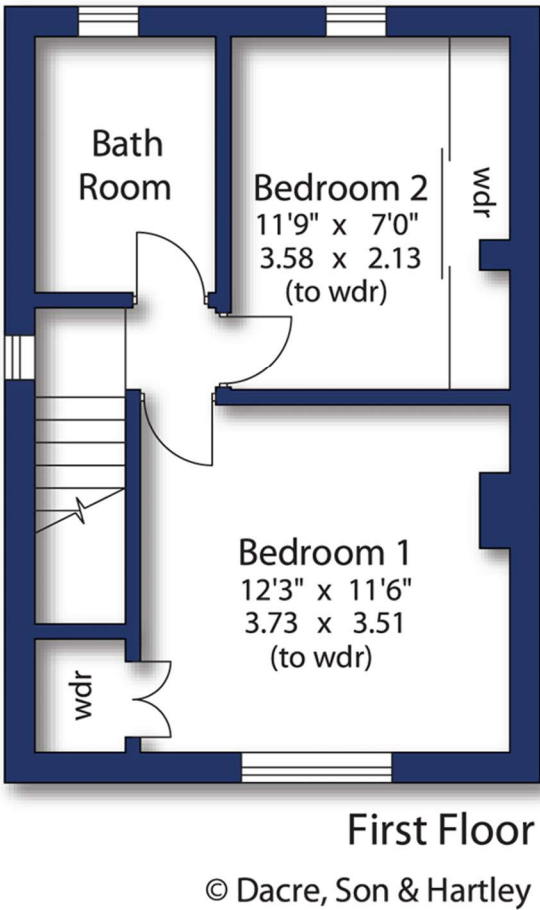
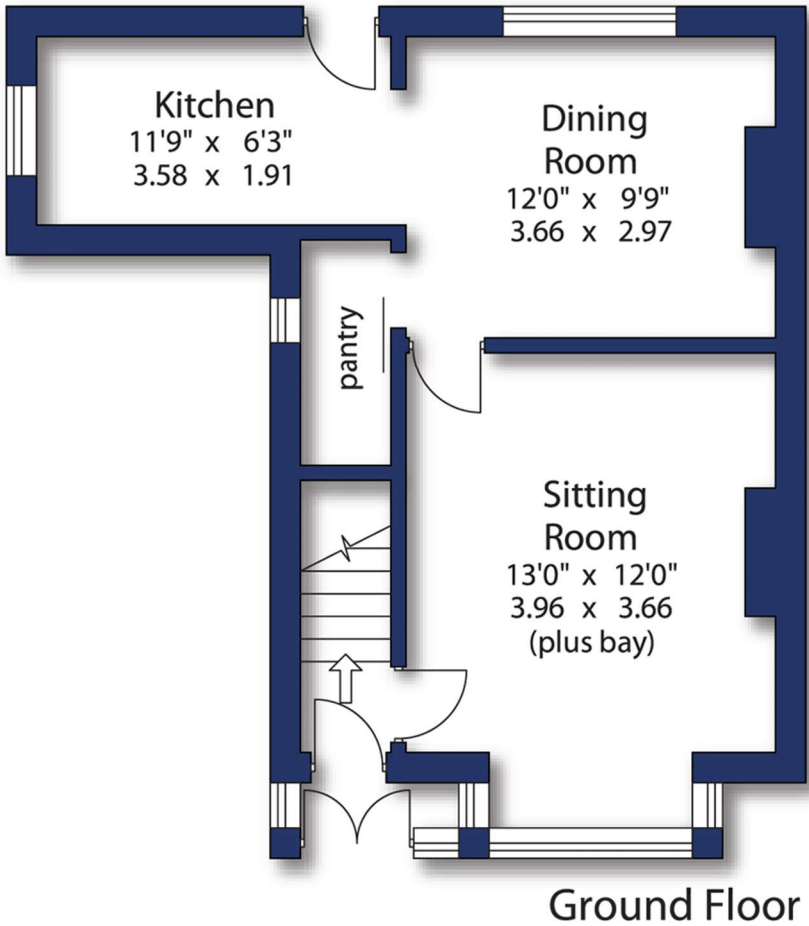
Referral fees

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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