DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £165,000

- Extended semi detached bungalow
- Two bedrooms
- Two reception rooms
- Utility
- Conservatory
- Bathroom
- Garage
- Large gardens
- Views across the Aire Valley
- No chain

35 Primrose Street, Keighley, West Yorkshire, BD21 4NN

A well-established two bedroomed extended semi-detached bungalow with large garden in this popular suburb of Keighley.

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







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Bradford 9 miles, Skipton10 miles, Leeds 15 miles (all distances approximate)

General remarks

This attractive bungalow offers accommodation across one level and briefly comprises, entrance porch, lounge, sitting room, kitchen, utility room, conservatory, two bedrooms and a bathroom with three piece suite and separate shower. Outside, driveway to enclosed large garden with parking and singe garage. The property is available for immediate occupation and includes UPVC double glazing, gas fired heating and would ideally suit a family or someone seeking a spacious retirement home. The garden is a veritable nature reserve with different species of birds, squirrels and deer living and passing through.

Situated in the popular suburb of Keighley approximately a mile from Keighley town centre which offers good 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 B.

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

Directions

From our North Street office turn right into Cavendish Street, continue to the bottom, at the lights turn left, continue past the railway station then turn right into Dalton Lane, at the end of Dalton Lane turn right into Parkwood Street, follow the road round, Primrose Street will be on the left hand side, continue approximately half way up Primrose Street, there is a driveway on the left , at the end of the driveway is the property which can be identified by a for sale board.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Gas ,electric, water and drainage
- Driveway & Garage

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.

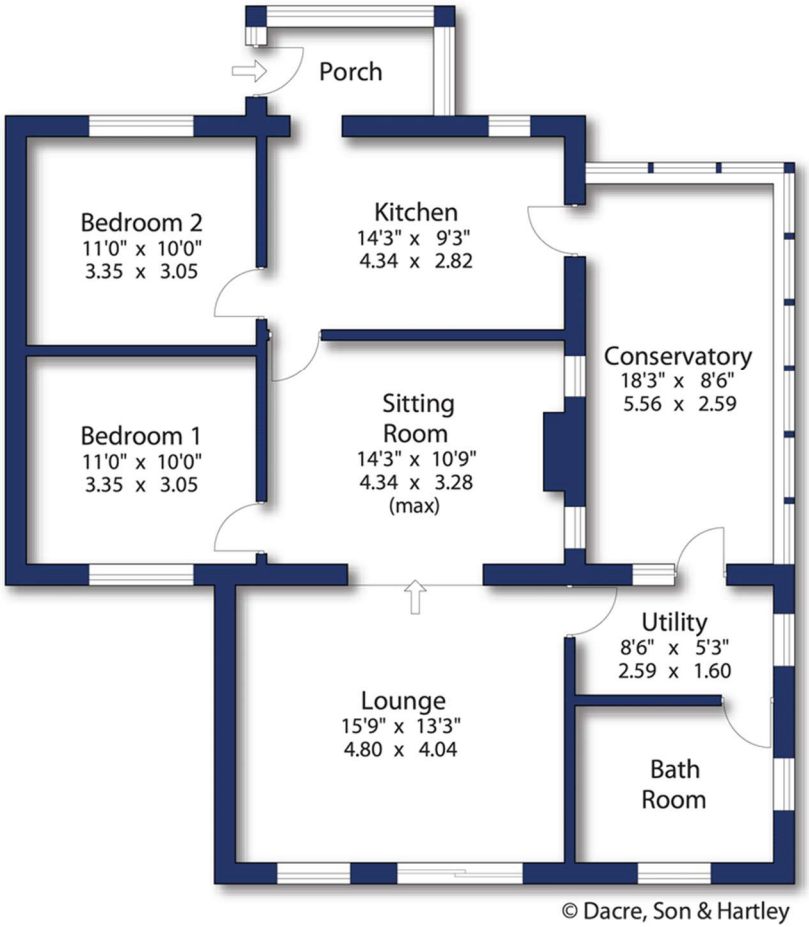
Referral fees

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.





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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