



Guide Price £250,000

- Mature semi detached
- Three bedrooms
- Two reception rooms
- UPVC conservatory
- UPVC double glazing
- Gas fired heating
- Single garage
- Well stocked gardens
- South facing
- No chain

22 Hospital Road, Riddlesden, Keighley, BD20 5EU

A well-established three bedroomed semi-detached house sitting in good sized gardens and delightfully situated in this popular sought after village of Riddlesden.

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22 Hospital Road, Riddlesden, Keighley, West Yorkshire, BD20 5EU

Bradford 8 miles, Skipton 10 miles, Leeds 15 miles (all distances approximate)

General remarks

This mature semi-detached house offers accommodation across two floors and briefly comprises, rear hall with w.c.,

sitting room, dining room, UPVC conservatory, kitchen, pantry understairs, rear porch, to the first floor, landing, three bedrooms and house bathroom with three-piece white suite. Outside, mature well stocked gardens to front and rear with single garage.

Undoubtedly a home which will appeal to the family and will only be fully revealed from an internal inspection. The property includes UPVC double glazing and gas fired heating and is available for immediate occupation. With a south facing aspect and views across the Aire Valley Hospital Road is convenient for local amenities which

include a mini supermarket, first school, fruit and veg shop and public houses, yet is only two miles distant from the larger shopping facilities of Keighley town centre which also has 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. Property location is convenient for

Directions

From our North Street office turn right into Cavendish Street, at the lights turn left onto Bradford Road, continue on to the roundabout, take the third exit continuing on Bradford Road, at the third set of lights turn left into Granby Lane, over the canal bridge and immediately right into Hospital Road, continue up Hospital Road and the property will be seen on the right identified by a for sale board.

what3words bright.golf.text

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Gas ,electric ,water and drainage
- 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.

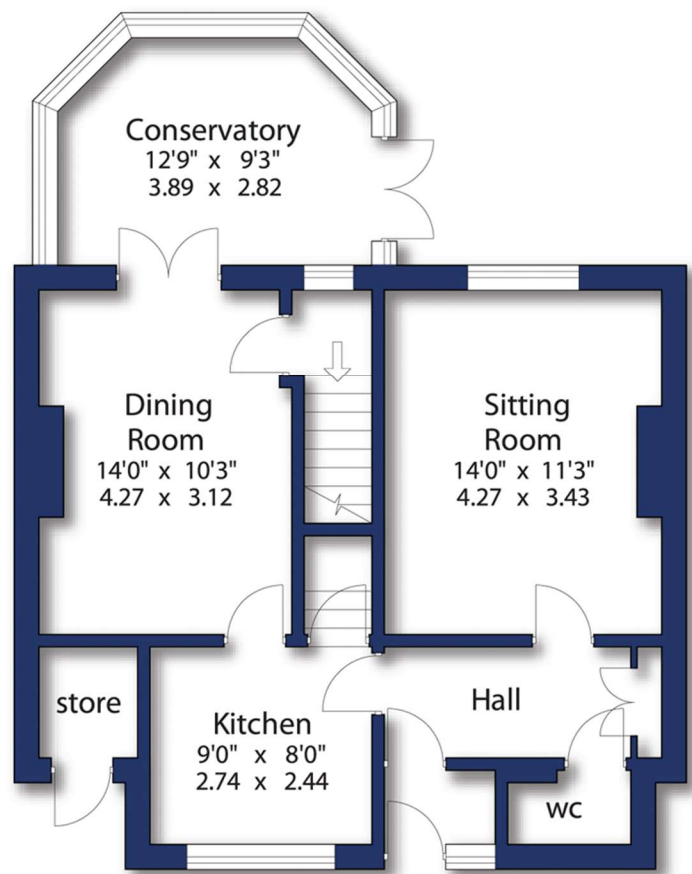
Referral fees

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.

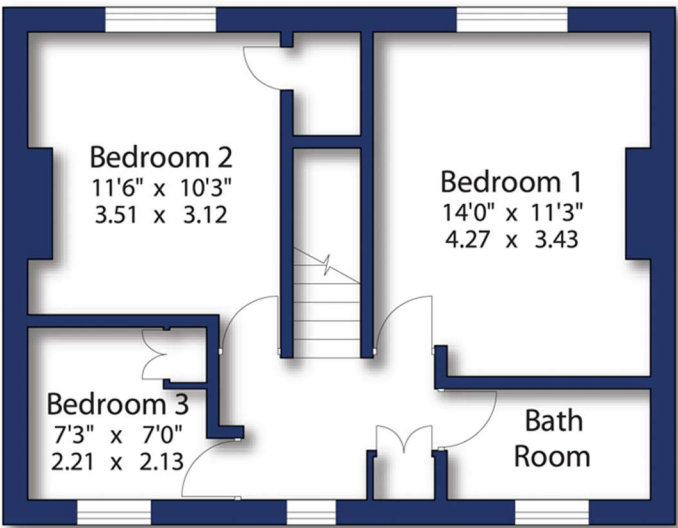
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Floorplans

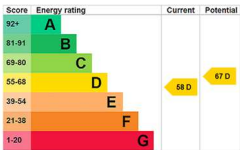


Ground Floor



First Floor

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