



Guide Price £260,000

- Double fronted semi
- Three bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- UPVC double glazing
- Gas fired heating
- Beautiful gardens
- Drive through garage
- Popular village location
- No chain

Sunnymede, Long Lee Lane, Keighley, West Yorkshire, BD21 4TS

A picture postcard three bedroomed stone built, double fronted, semi-detached home pleasantly situated in this sought after village of Long Lee.

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Bradford 9 miles, Skipton 10 miles, Leeds 15 miles (all distances approximate)

General remarks

This picture postcard semi-detached house offers accommodation across two floors and briefly comprises,

entrance hall, lounge, dining room, kitchen, store downstairs, to the first floor, landing, three bedrooms and house bathroom with three-piece white suite. Outside, well stocked good-sized gardens to both the front and rear, driveway and drive through garage. In our opinion the property is tastefully presented throughout with modern fixtures and fittings, UPVC double glazing and gas fired heating, ideally suited to the family and can only be fully revealed from an internal inspection.

Situated within the village of Long Lee, convenient for the local amenities which include, popular first school, large

confectionary store, medical centre and church 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 into Cavendish Street, continue to the bottom of Cavendish Street then at the lights turn right into East Parade, continue along East Parade then turn left into Curly Lane, continue under the railway bridge and up the hill into Park Lane, continue up Park Lane and after approximately one and a half miles passing Cherry Tree Rise on your left then continue further up the hill where the property can be seen on the left hand side identified by a for sale board.

what3words punks.tides.clocks

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Gas ,electric ,water and Drainage
- Driveway & Garden

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.

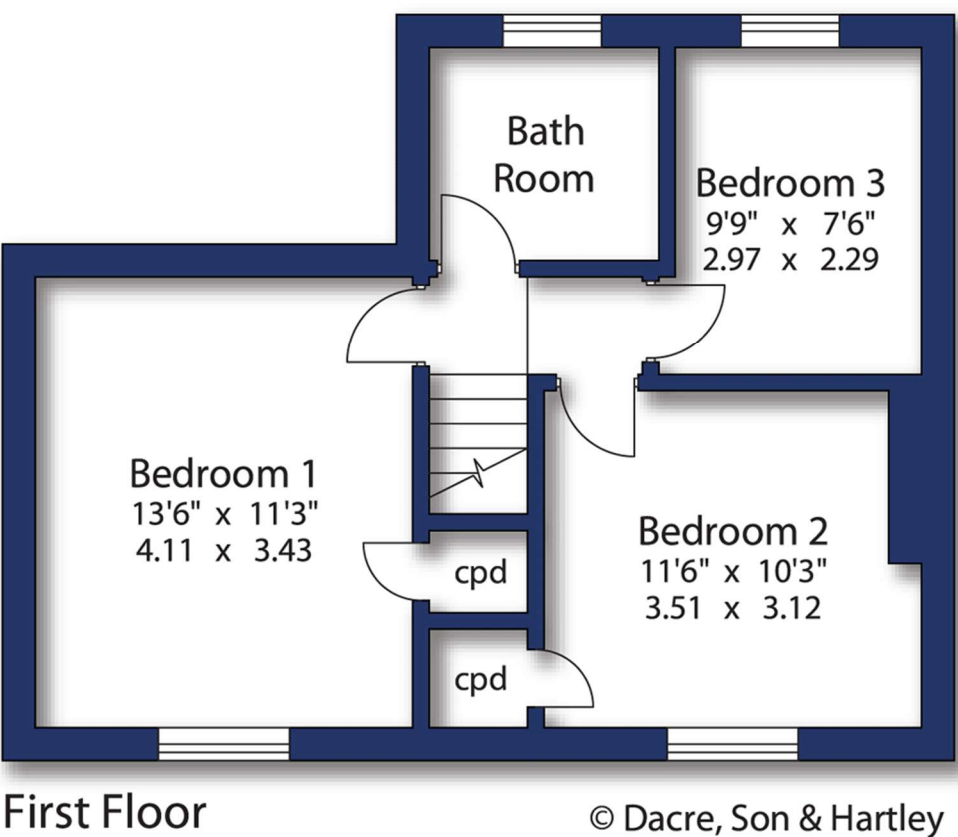
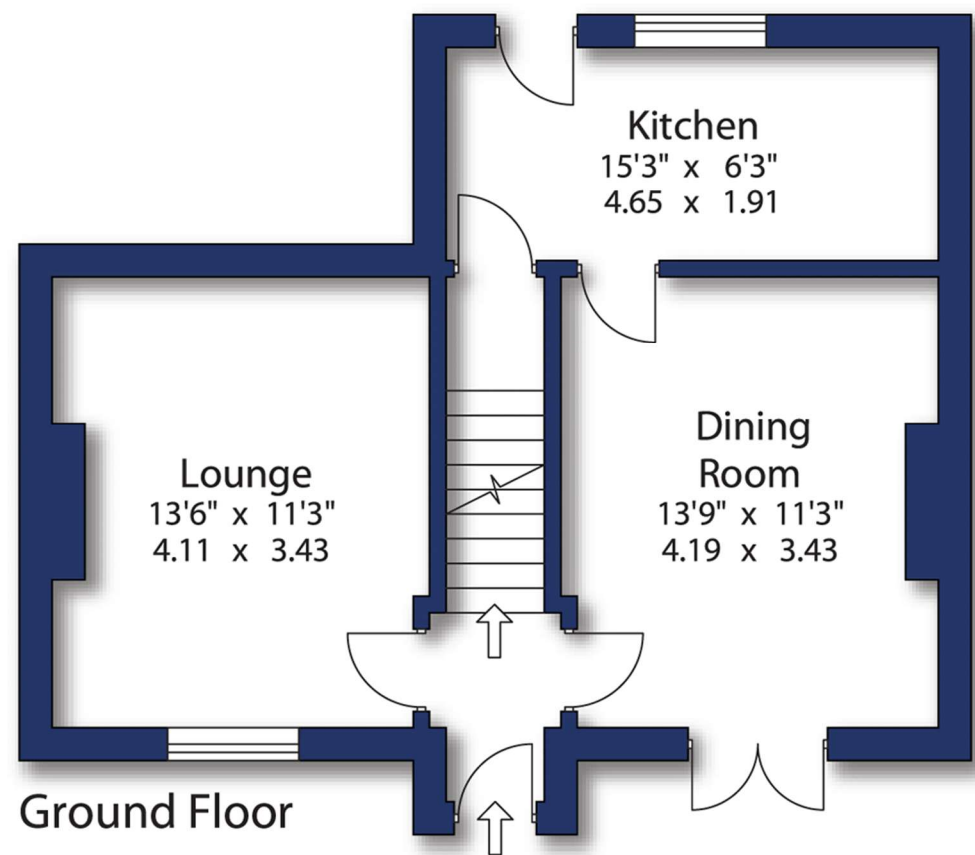
Referral fees

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.

Docref Ref: CFC241722



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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