



Guide Price £159,995

- Extended semi
- Three bedrooms
- Lounge
- Open plan dining kitchen
- Bathroom
- UPVC double glazing
- Gas fired heating
- Driveway
- Well stocked gardens
- Views across the Worth Valley
- Convenient for local amenities

57 Braithwaite Avenue, Keighley, Bradford, BD22 6HZ

A well established and extended three bedroomed semi-detached house pleasantly situated in this popular suburb of Keighley.

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

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dacres.co.uk





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

General remarks

This extended semi-detached house, ex local authority, offers accommodation across two floors and briefly comprises, spacious lounge with patio doors, open plan dining kitchen, to the first

floor, landing, three bedrooms and bathroom. Outside, driveway to the front and well stocked garden to the rear. In our opinion the property is tastefully decorated throughout with modern fixtures and fittings, ideal for the family and will only be fully revealed from an internal inspection. Convenient for local amenities within this popular suburb yet only a mile from Keighley town centre which offers 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 A.

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

Internet and 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 UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Directions

From our North Street office into the High Street and then take the right hand road into West Lane, continue up West Lane for approximately half a mile then turn left onto Braithwaite Avenue, continue to the roundabout and straight forward, the property can then be seen up on the left hand side and can be identified by a for sale board.

what3words school.tame.stored

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains gas, electric ,water and drainage
- Driveway

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.

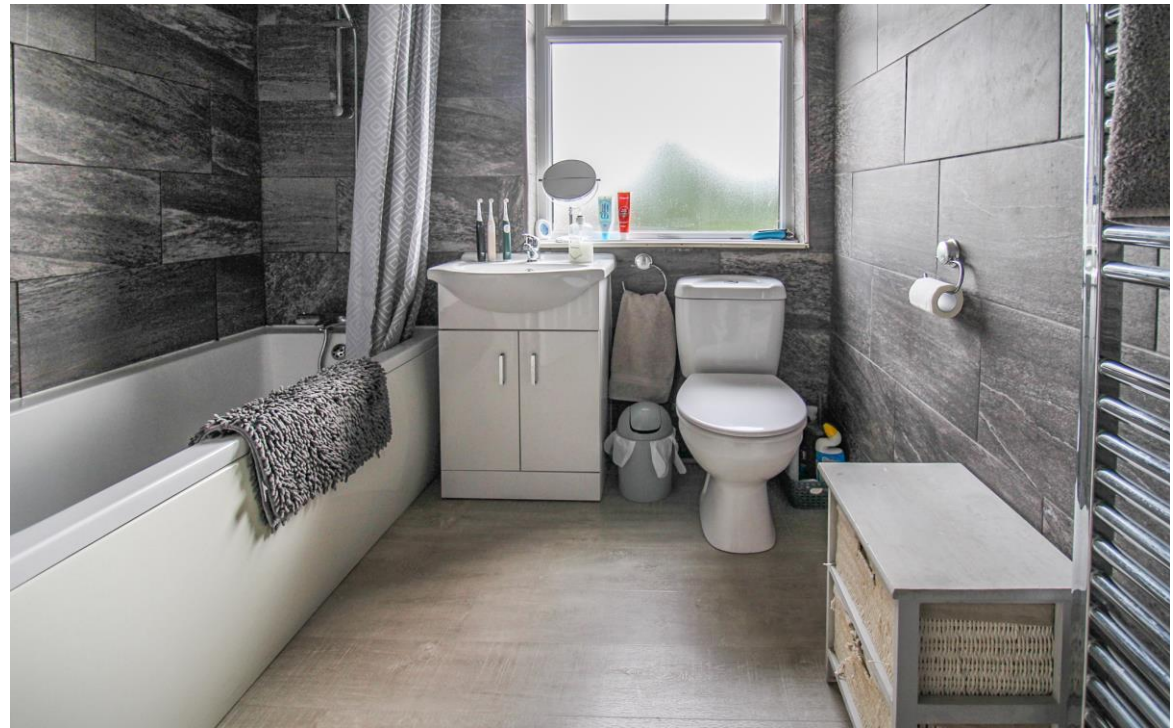
Buyer Anti Money Laundering Checks

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.

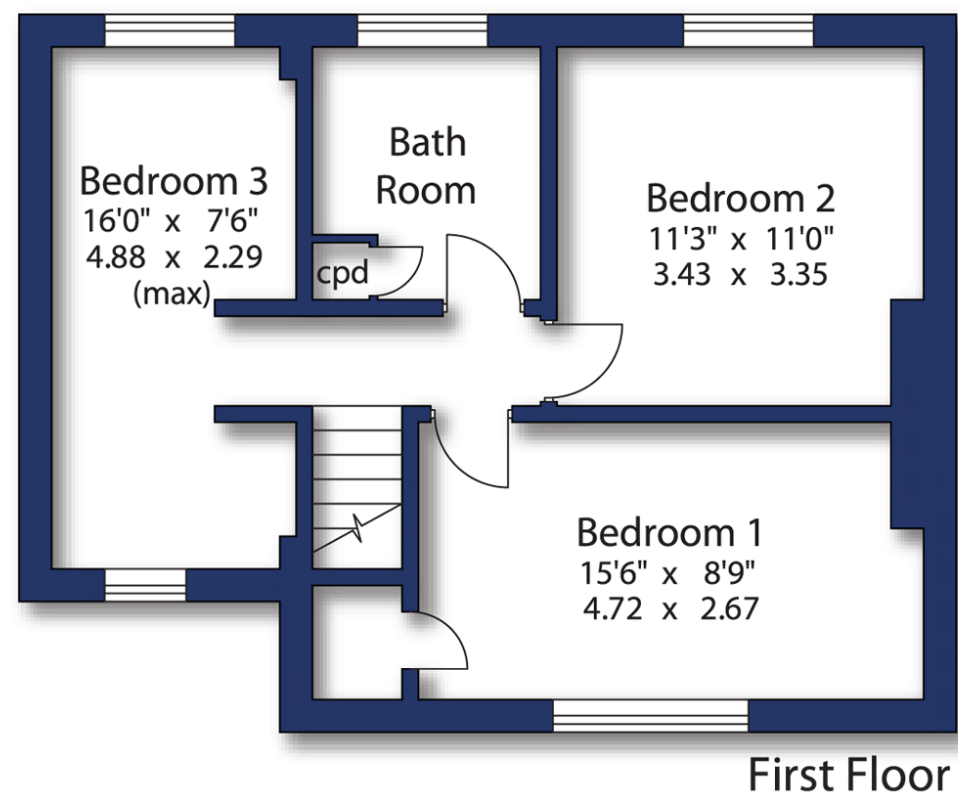
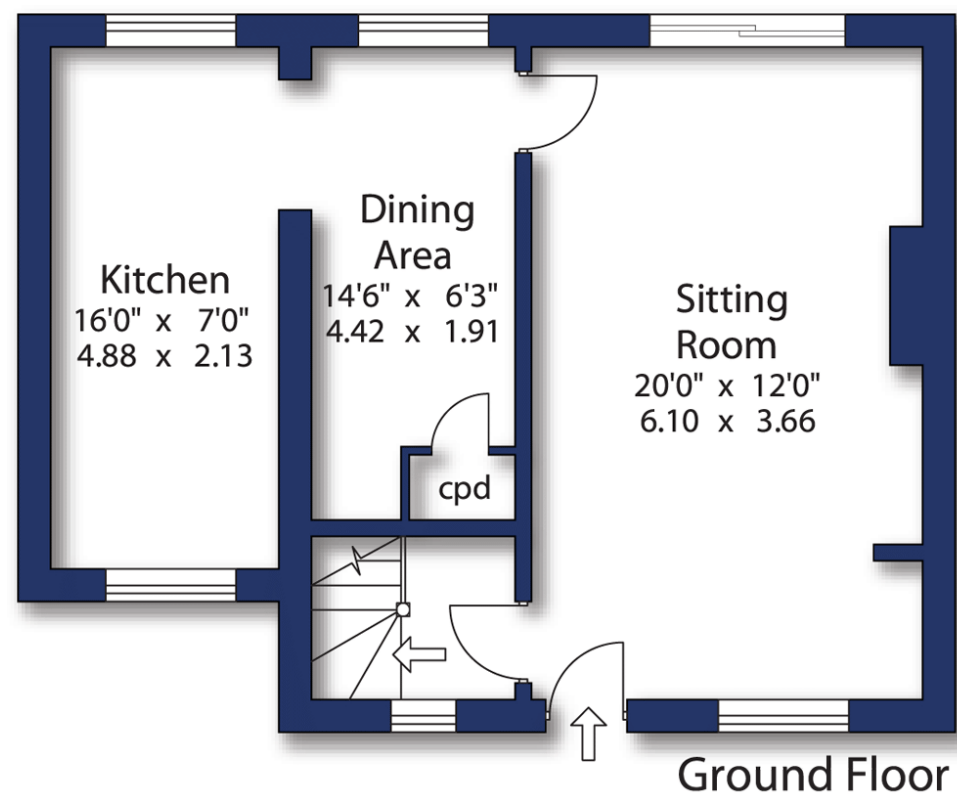
Referral fees

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.

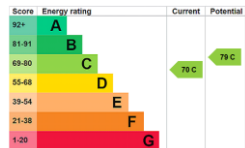
Dacres Ref: KEI260186



Floorplans



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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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