DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £220,000

- Through terrace house
- Four bedrooms
- Reception room
- Dining kitchen
- Integral garage
- House bathroom
- Character features
- Gas fired heating
- UPVC double glazing
- Popular residential area

314 Skipton Road, Keighley, BD20 6AT

A well presented stone built four bedroomed through terrace house pleasantly situated in this popular suburb of Keighley.

75 North Street, Keighley, West Yorkshire, BD21 3RZ
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Email: keighley@dacres.co.uk
dacres.co.uk







314 Skipton Road, Keighley, West Yorkshire, BD20 6AT

Bradford 10 miles, Skipton 9 miles, Leeds 20 miles (all distances approximate)

General remarks

This well presented through terrace house offers accommodation over four floors and briefly comprises on the ground floor, entrance hall, sitting room, dining kitchen, to the lower ground floor, store cellar and garage. To the first floor, landing two bedrooms and bathroom, to the third floor, landing, store cupboard and two further bedrooms. Outside, small yard to the rear and garden to the front. The property in our opinion is tastefully decorated throughout and includes many character features including stained glass windows and fire places, undoubtedly a home which will appeal to the family and will only be fully revealed from an internal inspection.

Pleasantly situated in this popular suburb of Keighley convenient for local amenities and being approximately half a mile 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 B.

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

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 the North Street office, continue on North Street into Skipton Road, at the roundabout continue straight forward and as you approach the pelican crossing the property is towards the end of the terrace on the right hand side identified by the Dacre, Son and Hartley 'For Sale' board.

what3words hips.rests.agenda

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed.
- 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

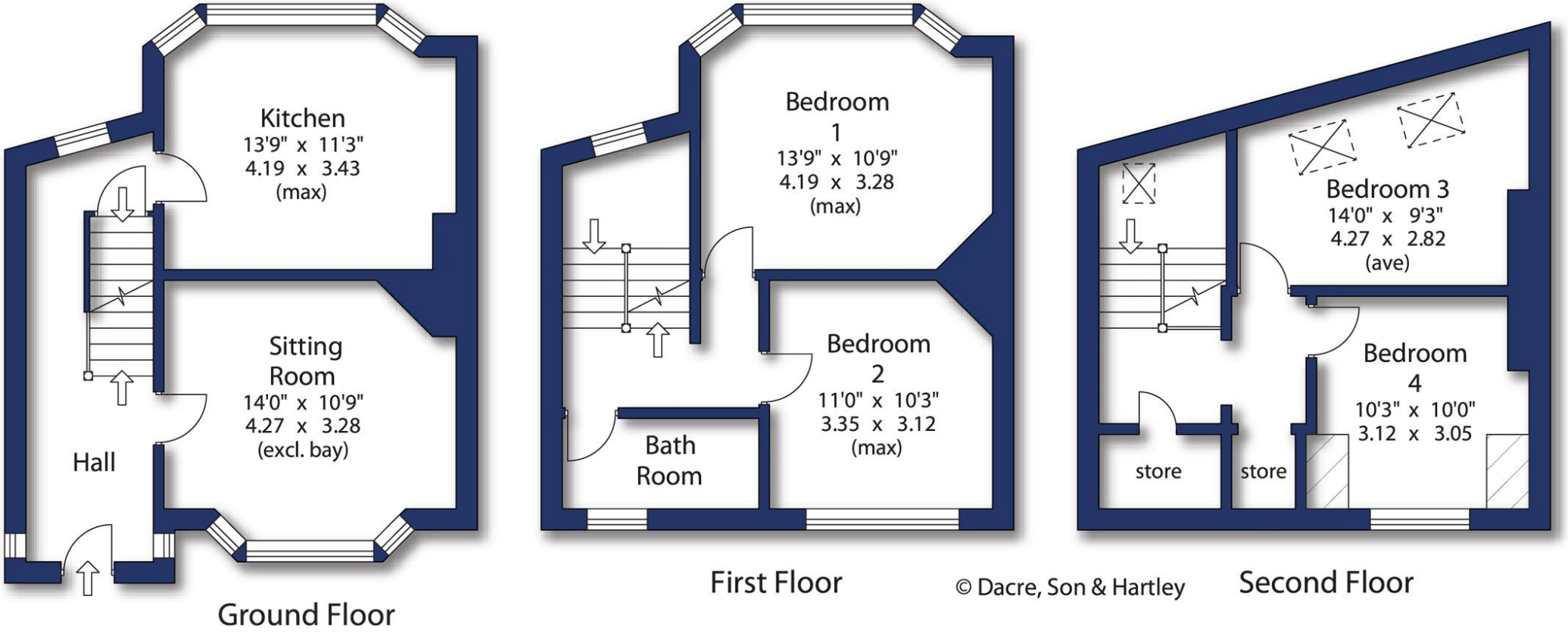
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

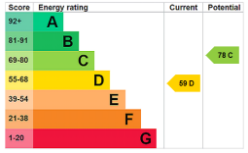
Dacres Ref: KEI260214





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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