DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Offers Over £450,000

- Period detached
- Four bedrooms
- Two reception rooms
- Living kitchen
- Utility
- Gas heating
- UPVC double glazing
- Large work shop
- Off street parking
- Large garden to the rear
- South facing

Redclyffe, 98 Banks Lane, Riddlesden, Keighley, BD20 5PQ

A well established four bedroomed detached house of character and style stood in good sized, well stocked gardens and pleasantly situated in the popular village of Riddlesden.

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







Redclyffe, 98 Banks Lane, Riddlesden, Keighley, West Yorkshire, BD20 5PQ

Bradford 9 miles, Skipton 10 miles, Leeds 17 miles (all distances approximate)

General remarks

Redclyffe offers accommodation across two floors and briefly comprises, entrance vestibule with cloaks, hall, lounge, dining room, living kitchen, utility, to the first floor, spacious landing, bedroom one with en suite, two further double bedrooms then bedroom four/study and house bathroom. Attached is a former double garage with planning permission to change into a sun room and is now used as a work shop, garden to the front with parking for two cars and large rear terraced garden. Ideally suited to the family with modern fixtures and fittings but with period features and will only be fully revealed from an internal inspection.

Delightfully situated in this popular village with a south facing aspect and views across the Aire and Worth valleys. Riddlesden has an array of everyday facilities which include a mini supermarket, first school and various public houses and club 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 F.

Directions

From the North Street office into Cavendish Street at the bottom of Cavendish Street turn left at the lights onto Bradford Road, continue and at the roundabout take the third exit, continue on Bradford Road and at the third set of lights turn left onto Granby Lane, across the canal bridge and up the hill, follow the road round to the left into Banks Lane, continue up Banks Lane passing the church on the right, continue straight forward and where the road levels out and the property can be seen on the right hand side as identified by our Dacre, Son and Hartley 'For Sale' board.

what3words hatch.fuel.tall

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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.

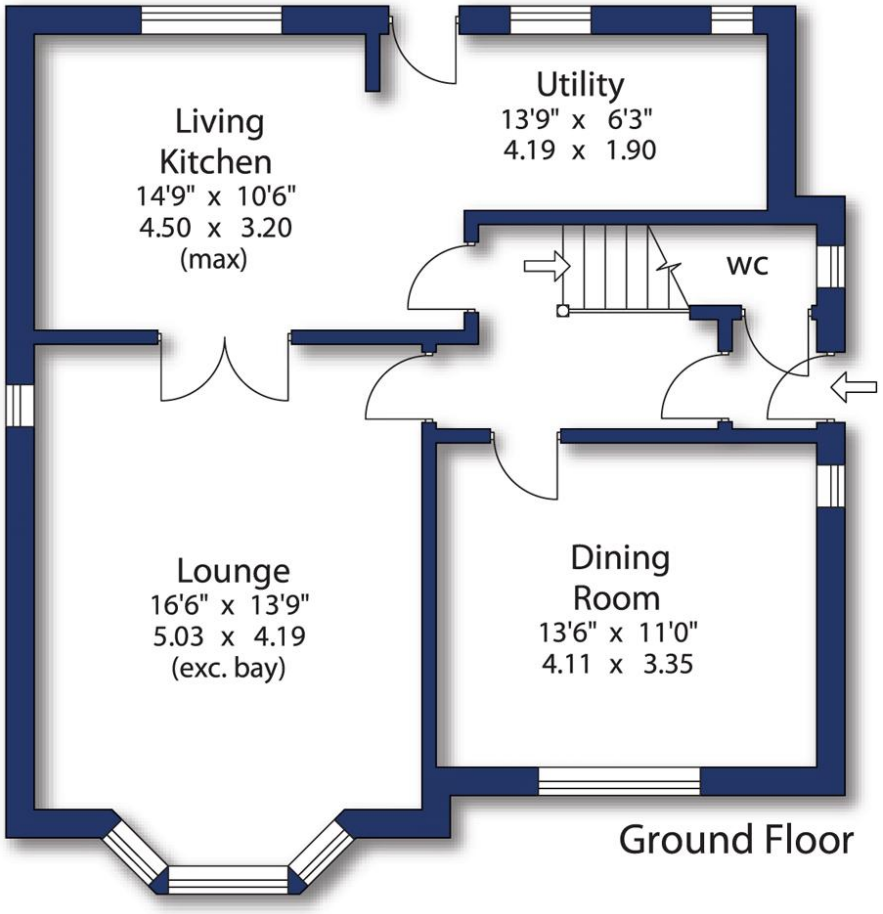
Referral fees

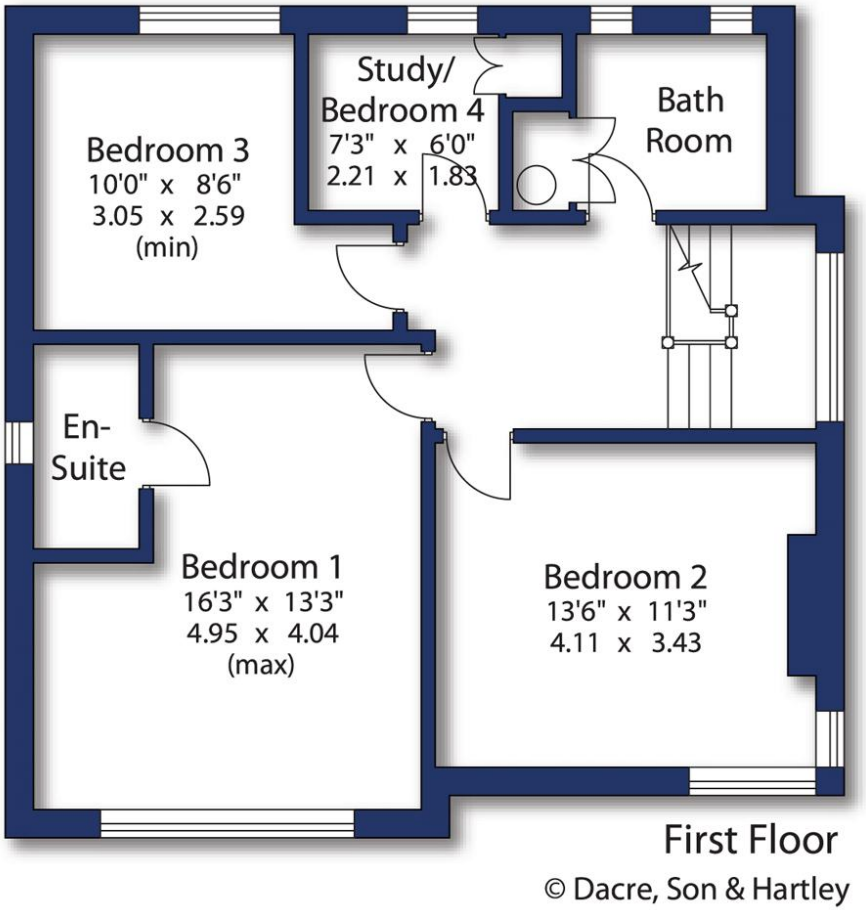
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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



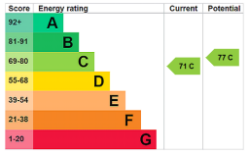


Floorplans





© Dacre, Son & Hartley



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.

Contact us
01535 611511
keighley@dacres.co.uk