



Guide Price £450,000

- Chalet style detached
- Four bedrooms
- Two reception rooms
- Kitchen
- Utility
- House bathroom
- Double garage
- UPVC double glazing
- Gas fired heating
- Large gardens
- Decking and bespoke bar

50 Western Avenue, Riddlesden, Keighley, BD20 5DJ

A well-established four bed roomed chalet style detached standing in large gardens and pleasantly situated in this sought after village of Riddlesden.

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

General remarks

This well-established chalet style detached offers accommodation across two floors and briefly comprises,

entrance hall, sitting room with bay window, dining room, open plan kitchen, two bedrooms, cloaks/w.c., and utility room, to the first floor, landing, two further bedrooms. Outside, driveway to built on garage, large gardens surround the property with decked area, lawn and terraced gardens to the rear.

In our opinion the property is tastefully decorated throughout and includes modern fixtures and fittings together with UPVC double glazing and gas fired heating. Of obvious interest to the family and a home which can only be fully revealed from an internal inspection. The

wells stocked and laid out gardens are a feature of the property with large, decked area and bespoke purpose built bar and BBQ area.

Pleasantly situated in the popular village of Riddlesden convenient for local amenities which include a mini supermarket, first school, various pubs, a club. fruit and veg shop, butchers and convenience store, nearby Keighley town centre provides larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Local Authority: G. Council Tax Band:

Directions

From the North Street office turn right into Cavendish Street and continue to the bottom at the lights turn left into Bradford Road and continue onto the roundabout ,take the third exit and continue on Bradford Road , after the 2nd set of lights turn left into Barr Lane and over the canal bridge and then left into Scott Lane ,continue along which then runs into Dunkirk rise, continue to the top of the hill, at the junction turn left into Western Avenue, follow the road down onto the unmade part, the property can then be seen immediately on the right hand side identified by a For sale Board.

what3words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

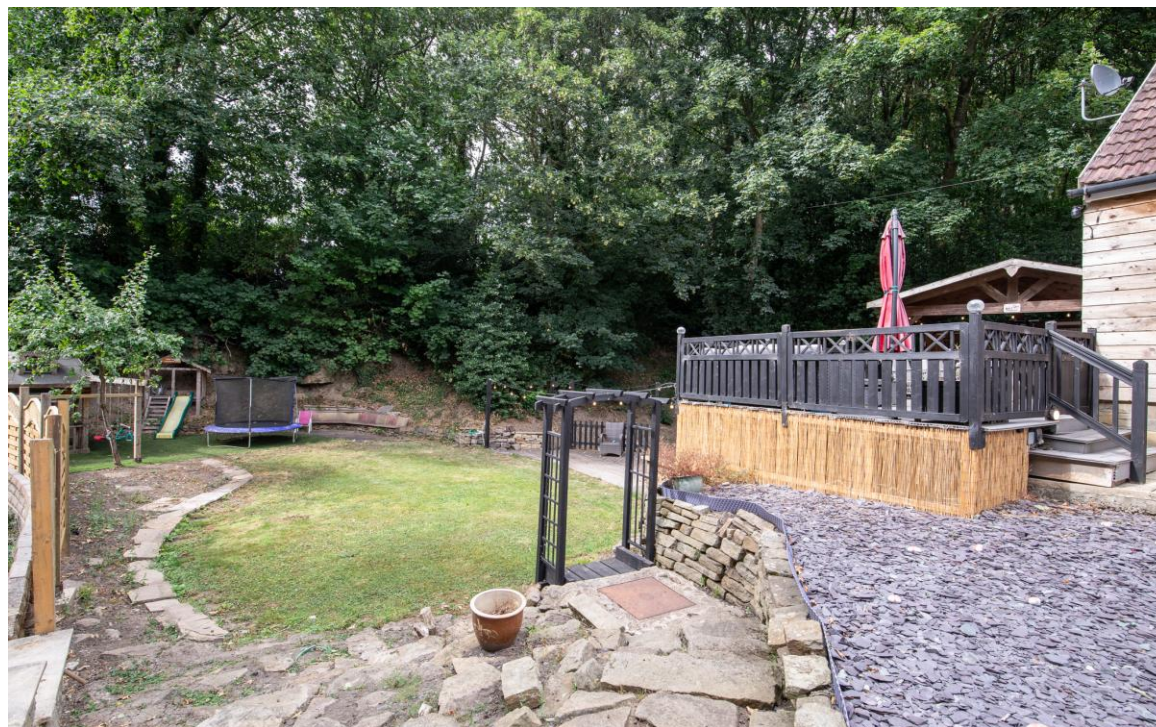
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

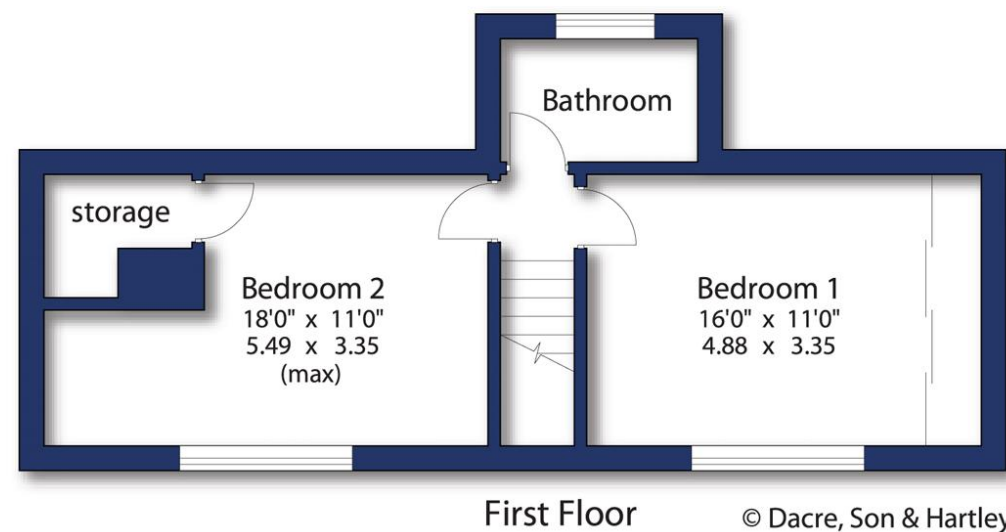
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

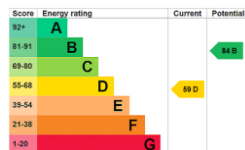
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third-party provider: - Conveyancing Provider to deal with the transfer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



Floorplans



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