



Guide Price £249,950

- Semi-detached bungalow
- Two bedrooms
- Sitting room with bay
- Kitchen
- Shower room
- Double garage
- Driveway
- easy to maintain gardens
- South facing aspect
- Views over the valley
- No chain

9 Barley Cote Road, Riddlesden, Keighley, BD20 5QA

A well-presented two bedroomed semi-detached bungalow delightfully situated in the sought after village of Riddlesden.

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

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

General remarks

This well-presented, well-established semi-detached bungalow offers accommodation across one floor and

briefly comprises, entrance porch, hall, sitting room with bay window, kitchen with modern units, integrated fridge freezer, microwave and oven, two double bedrooms and shower room with w.c. and vanity unit. Outside, driveway, easy to maintain paved and pebbled gardens with patio to the front, double garage.

The property includes modern fixtures and fittings throughout together with UPVC double glazing and gas fired heating. Ideally suited to the single person or couple or someone seeking an easy to maintain retirement home. This is a bungalow which will only be revealed from an

internal inspection.

Pleasantly situated in this sought after village of Riddlesden with a south facing aspect and views across the Aire valley, convenient for local amenities which include a bus stop across the road, public houses, club, mini supermarket, convenience store, school and the National Trust East Riddlesden Hall yet is only two miles distant from the larger shopping facilities of Keighley town centre which also has links by both road and rail to the major towns and cities of West Yorkshire.

Local Authority: 9 Barley Cote Road

Directions

From the North Street office turn right into Cavendish Street, at the bottom turn left onto Bradford Road, continue to the next roundabout then take the third exit continuing on Bradford Road, after the third set of lights turn immediate left into Granby Lane and across the canal bridge and up the hill, follow the road round into Bank Lane, continue up Banks Lane passing the church on the right, continue up the hill then turn right in to Ilkley Road, continue for a quarter of a mile then turn right onto Barley Cote Road, the property can then be seen on the left hand side identified by a for sale board.

what3words analogy.weeks.poet

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 & 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

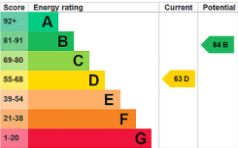
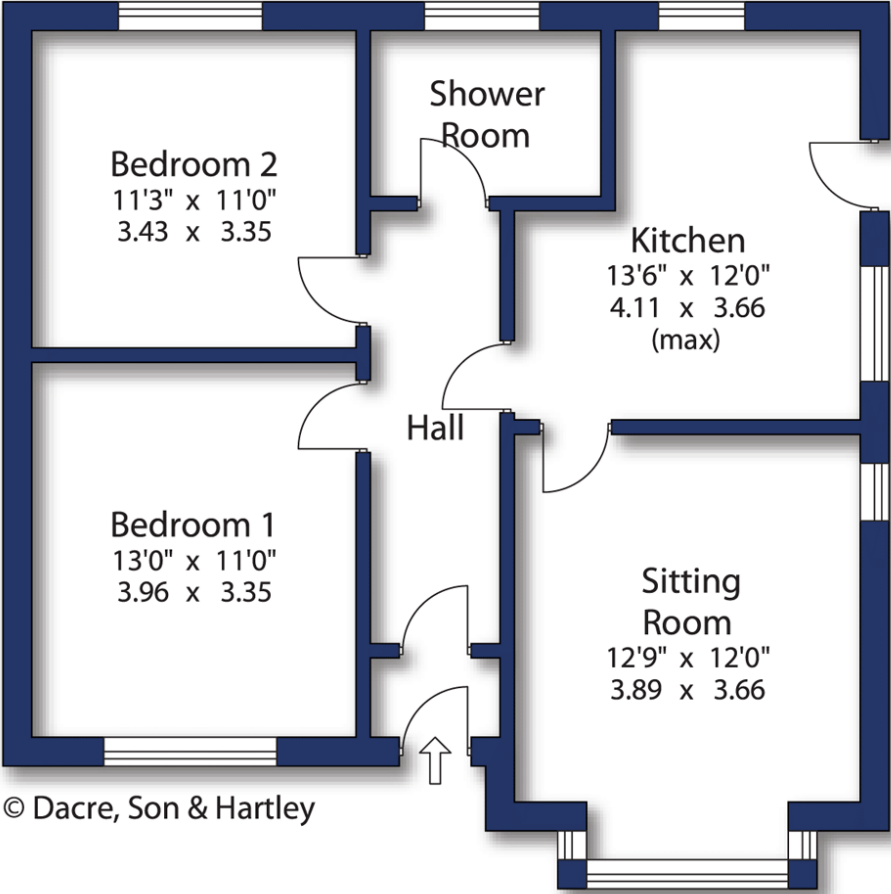
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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



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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