



Guide Price £465,000

- Grade 11 listed
- L shaped Barn Conversion
- 50 foot lounge
- Living room
- Spacious Dining kitchen
- Sealed unit double glazing
- Gas fired heating
- House bathroom
- Jack and Jill bathroom
- Allocated parking
- Open plan garden
- Lovely village location

21 Leach Way, Riddlesden, Keighley, BD20 5DB

A substantial Grade 2 listed five bedroomed barn conversion tucked away within the sought-after village of Riddlesden.

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BD21 3RZ

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Bradford 8 miles, Skipton 10 miles, Leeds 14 miles (all distances approximate)

General remarks

This attractive 1600's Grade 2 Listed property has been converted from former stables and barns, once part of the

historic West Riddlesden Hall estate which is the neighbouring property. Retaining a wealth of character features combined with the comforts of modern day living. This incredibly spacious home offers accommodation across two floors and briefly comprises, entrance to sitting/family room, dining kitchen, galleried landing, five bedrooms, one with Jack and Jill shower room and house bathroom. Outside the property includes allocated parking for two vehicles and open plan garden to the front which is shared with the neighbours.

A home will undoubtedly appeal to the family and one

that will only be fully appreciated from an internal inspection. Tucked away in this sought after village close to the Leeds to Liverpool canal and within comfortable walking distance of amenities which include a first school, mini supermarket, various public houses, private 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 town and cities of West Yorkshire.

Local Authority & Council Tax Band
The City of Bradford Metropolitan District Council
Council Tax Band F.

Directions

From our North Street office turn right at the lights into Cavendish Street. Continue to the bottom of Cavendish Street and at the lights turn left into Bradford Road. Continue onto the roundabout and continue straight forward taking the third exit again onto Bradford Road. Continue through two sets of pelican crossings and then turn left into Bar Lane, across the Canal Bridge and turn left into Scott Lane and continue straight forward and then turn left at Scott Lane West and then take the first left into Leach Road. At the bottom of the hill turn left into the Leach Way, continue on Leach Way and into the courtyard then the property can then be seen up in the left-hand corner.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold
- Mains Gas, water, electric and Drainage
- Private Allocated 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

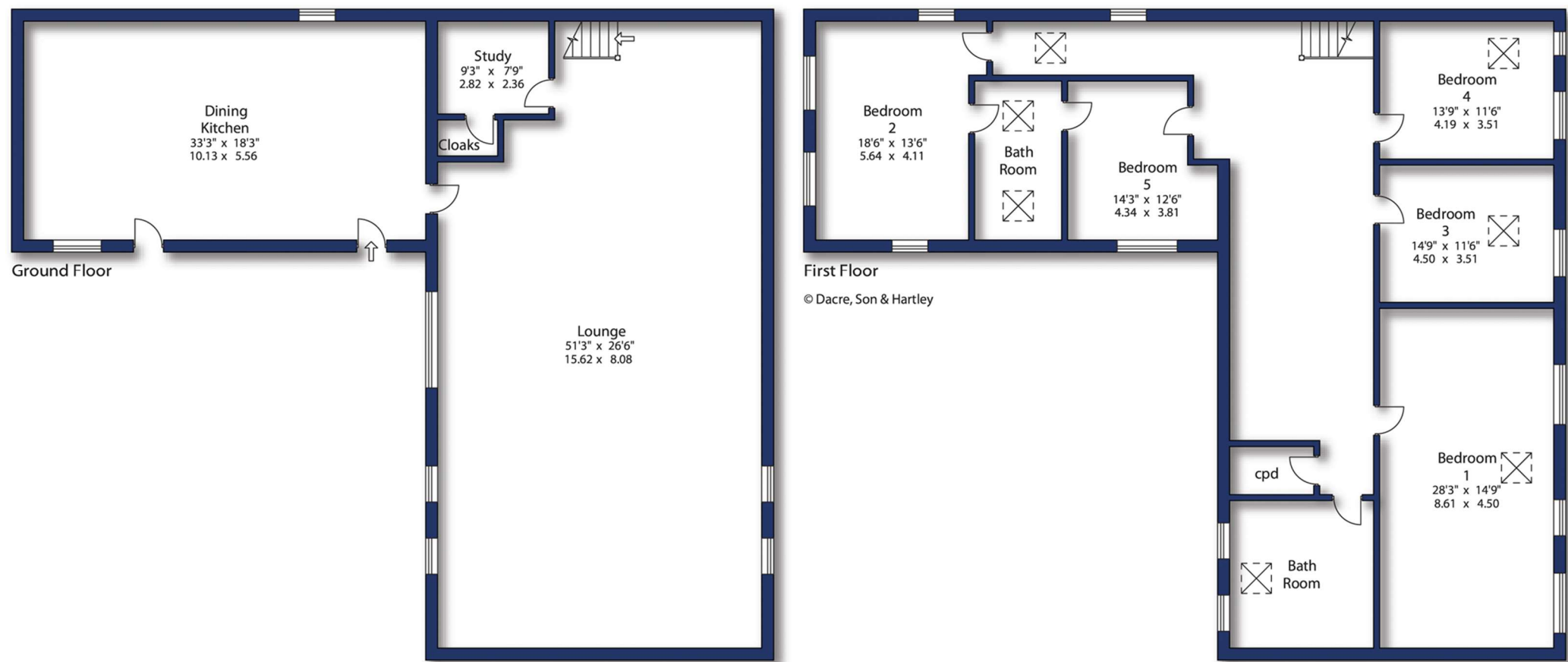
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Referral fees

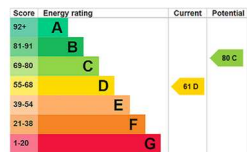
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third-party provider: - Conveyancing Provider to deal with the transfer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



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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