DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Offers in the region of £210,000

- Mid-town house
- Three bedrooms
- L shaped lounge
- Diner
- Kitchen
- Bathroom
- Utility
- Garden
- Work shop
- Driveway and enclosed yard

28 Canal Road, Riddlesden, Keighley, BD20 5AP

A well presented three bedroomed mid-town house pleasantly situated in this popular and sought after village of Riddlesden.

75 North Street, Keighley, West Yorkshire, BD21 3RZ
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dacres.co.uk







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Bradford 8 miles, Skipton11miles, Leeds 15 miles (all distances approximate)

General remarks

Built by Skipton Properties, an award-winning developer and has accommodation across three floors briefly comprising, on the ground floor, entrance hall with w.c., under the stairs, utility room, garage and separate store place/workshop, to the first floor, L shaped lounge/diner, double doors to fitted kitchen, to the second floor, landing, three bedrooms and house bathroom. Outside, enclosed yard to the rear onto the Leeds to Liverpool canal tow path, to the front, driveway for several vehicles and decked area. The property has a combination of sealed unit and UPVC double glazing, gas fired heating and quality fixtures and fittings throughout and can only be fully revealed from an internal inspection.

Of interest to the first-time buyer of family the house is convenient for local amenities which include a first school, mini supermarket, two public houses and a private club, butchers, general store and yet is only two miles distant from Keighley town centre which offers much larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Delightfully situated in the elevated position within this sought after village with a south facing aspect and with long range views across both the Aire and Worth valleys. Riddlesden offers a range amenities which include a first school, mini supermarket, two public houses and a private club, butchers, general store and yet is only two miles distant from Keighley town centre which offers much 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 C.

Directions

From Dacre Son & Hartley's North Street office turn right into Cavendish Street, at the bottom of Cavendish Street at the lights turn left into Bradford Road. Continue along to the roundabout and continue straight forward taking the third exit onto Bradford Road. After the second set of lights turn left into Bar Lane and at the top of Bar Lane at the mini roundabout turn left into Canal Road. Continue straight forward and the property can be seen on the right easily identified by our for sale board.

what3words misty.warm.even

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Garage
- Off-Street 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.

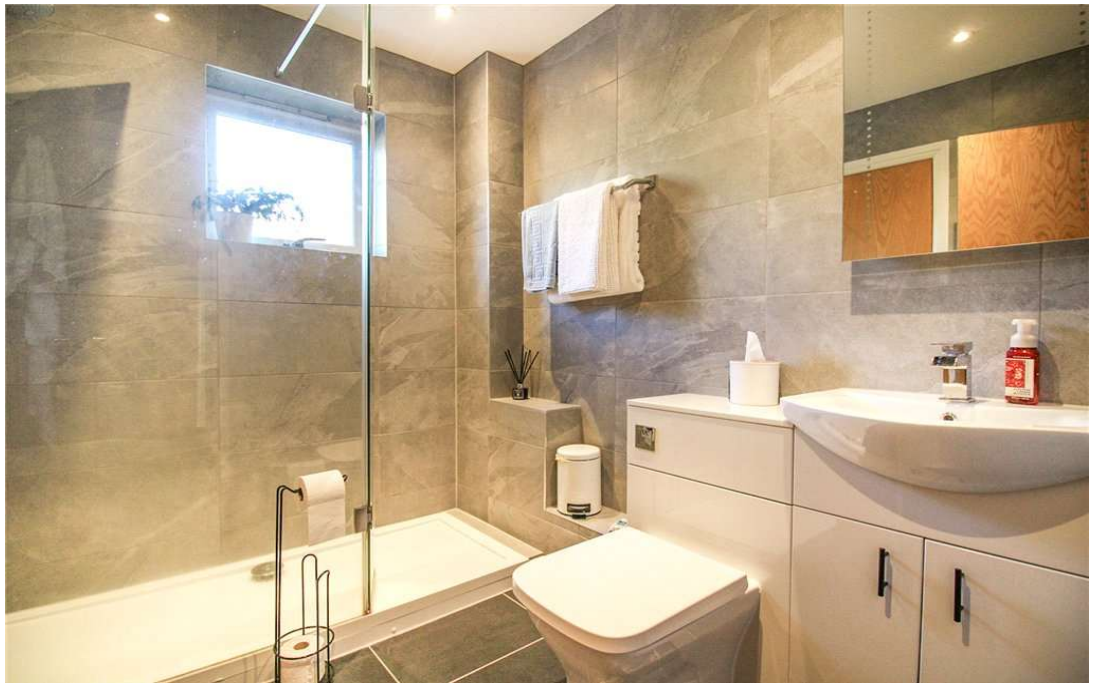
Buyer Anti Money Laundering Checks

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

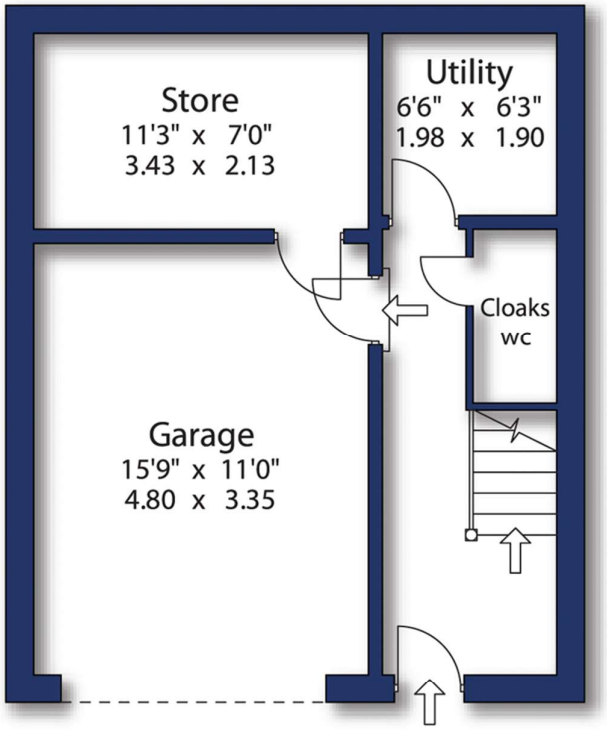
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: KEI260218

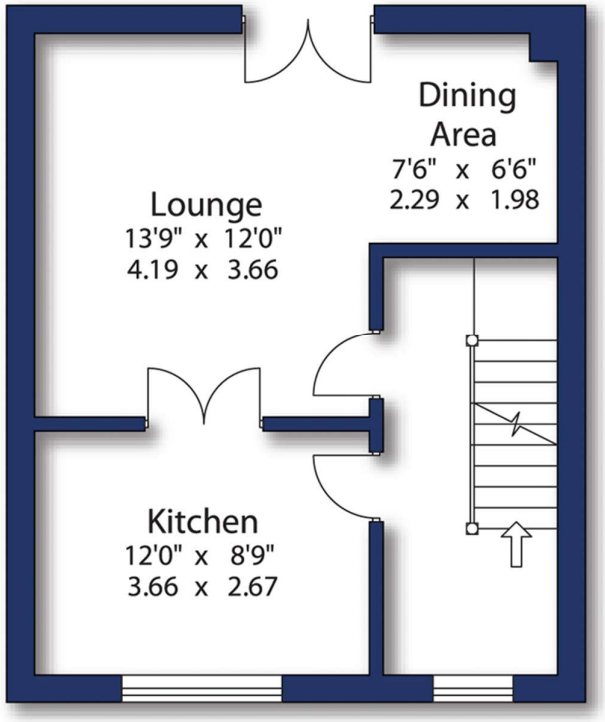




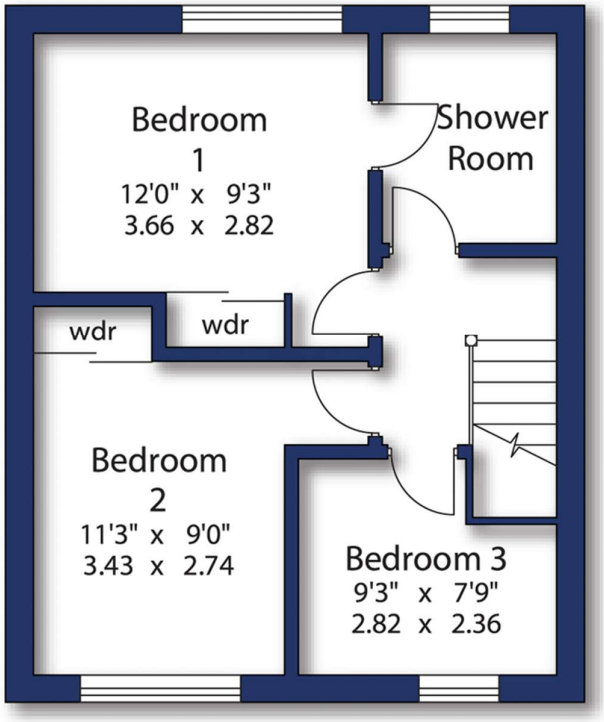
Floorplans



Ground Floor



First Floor



Second Floor

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