DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £185,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- UPVC double glazing
- Gas fired heating
- Single garage
- Gardens
- Popular residential area
- No chain

16 Raynham Crescent, Keighley, West Yorkshire, BD21 2TP

A well-established three bedroomed semi-detached house pleasantly situated in the suburb of Black Hill on the edge of Keighley.

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dacres.co.uk







16 Raynham Crescent, Keighley, West Yorkshire, BD21 2TP

Bradford 10 miles, Skipton9 miles, Leeds 15 miles (all distances approximate)

General remarks

This well-presented semi-detached house offers accommodation across two floors and briefly comprises, entrance porch, sitting room, dining room, kitchen with pantry, to the first floor, landing, three bedrooms and bathroom with three-piece white suite and shower over bath. Outside, garden to the front with driveway to the side, single garage and larger rear garden. The property includes UPVC double glazing and gas fired heating, a home which is ideally suited for the family and is available for immediate occupation.

Pleasantly situated in the popular suburb of Black Hill on the borders of Keighley town and close to open countryside, yet only a short driveway from the shopping facilities of Keighley town centre which also offers 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 B.

Tenure, Services & Parking
Freehold. Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler. Driveway parking.

Directions

From the North Street office turn into the High Street, go straight across the roundabout staying in the right-hand lane and turn right into West Lane. Continue up West Lane for approximately one mile, passing Brathwaite Road on the left and then continue up the hill where Raynham Crescent can be seen on the left-hand side. The property can be seen to the right identified by a Dacre, Son & Hartley's 'For Sale' board.

what3words glow.porch.visits

Local Authority & Council Tax Band

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

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

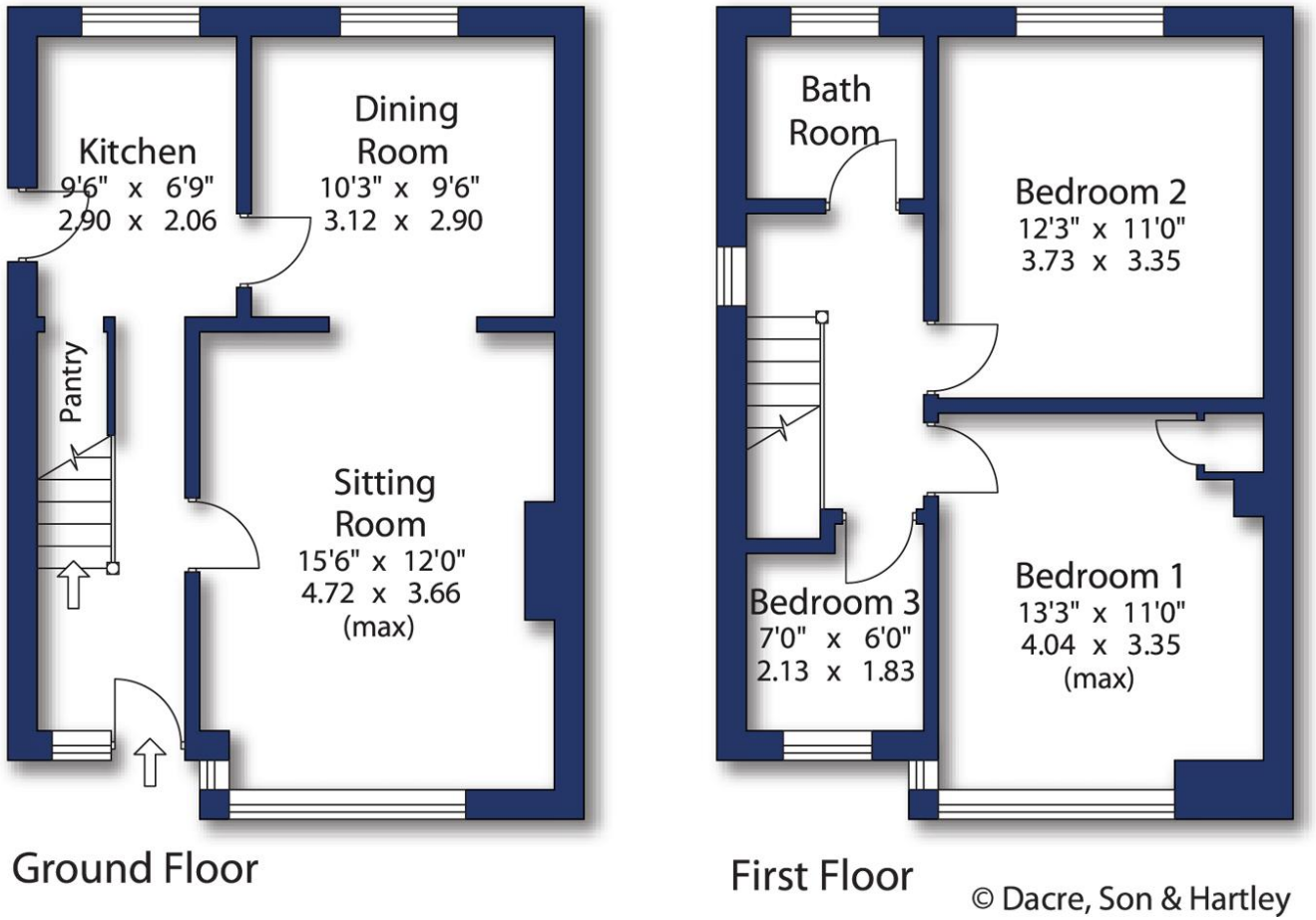
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third-party provider: - Conveyancing Provider to deal with the transfer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

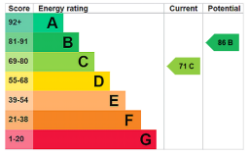
Dacres Ref: KEI260124





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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