



Guide Price £255,000

- Extended semi
- Four bedrooms
- Through lounge/diner
- Modern kitchen
- House bathroom
- Work shop
- Parking
- Gardens
- UPVC double glazing
- Gas fired heating
- Village location

6 Southfield Drive, Riddlesden, Keighley, BD20 5HT

A well presented extended four bed roomed semi detached house pleasantly situated in this sought after village of Riddlesden.

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

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Bradford 9 miles, Skipton 10 miles, Leeds 18 miles (all distances approximate)

General remarks

This well presented semi detached house offers accommodation across two floors and briefly comprises,

entrance hall to open plan sitting/dining area, kitchen, small office, w.c., and work shop/store place. To the first floor, four bedrooms and house bathroom with three piece white suite, outside gardens to front, side and rear with ample parking. The property includes modern fixtures and fittings throughout together with UPVC double glazing and gas fired heating, undoubtedly a home for the family and can only be fully appreciated via an internal inspection.

Pleasantly situated in the sought after village of Riddlesden and from its elevated position has views from

the rear across the Aire and Worth valleys. Riddlesden has an array of everyday facilities including various public houses, a mini supermarket and first school 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 towns and cities of West Yorkshire.

Local Authority & Council Tax Band

The City of Bradford Metropolitan District Council
Council Tax Band C.

Directions

From the North Street office, at the lights turn right into Cavendish Street, at the lights at the bottom of Cavendish Street turn left into Bradford Road, continue on to the roundabout, take the third exit and continue on Bradford Road to the third set of traffic lights and then turn left into Granby Drive, across the canal bridge and to the top of the hill then turn right into Southfield Avenue, continue up Southfield Avenue then left into Southfield Drive, where the property can then be seen on the right hand side identified by a for sale board.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed.
- 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

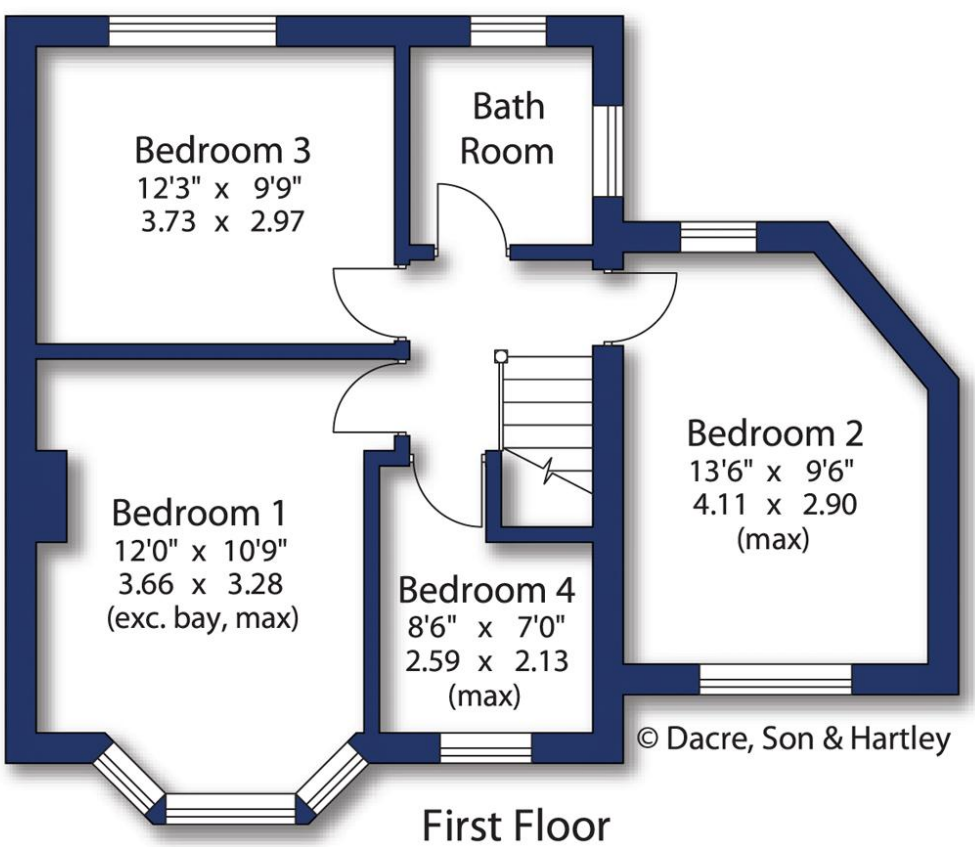
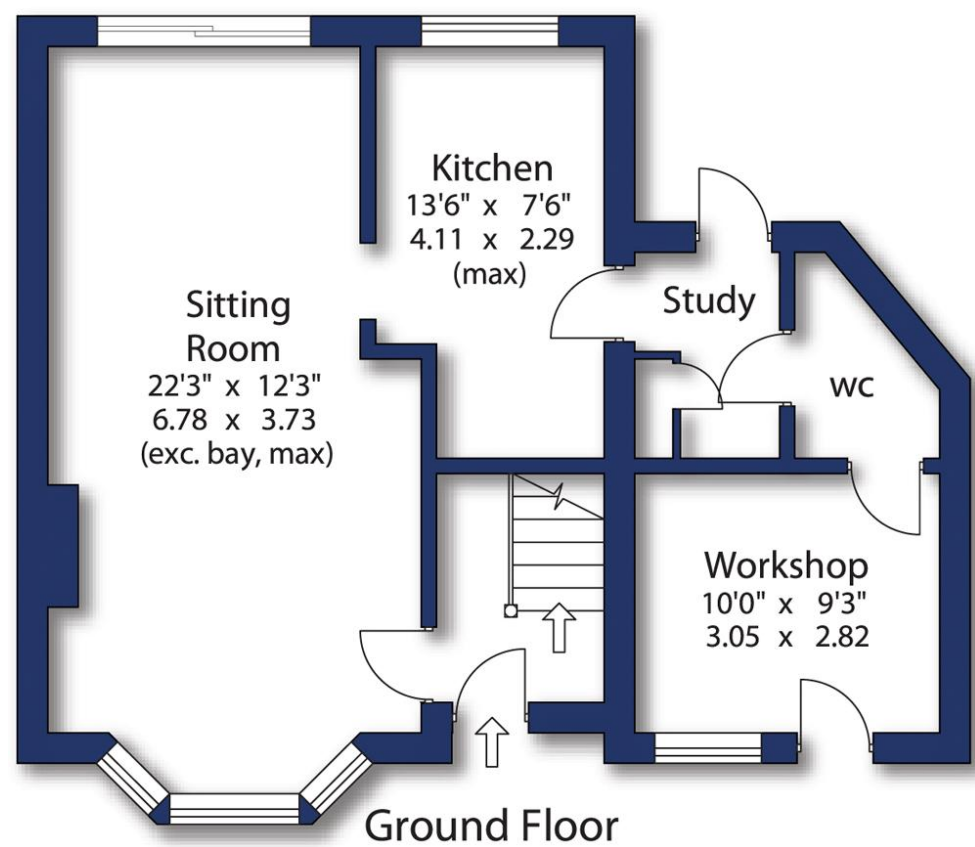
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Referral fees

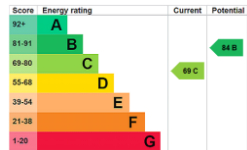
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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



Floorplans



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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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