DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Offers Over £380,000

- Detached bungalow
- Four bedrooms
- Open plan living/dining/kitchen area
- Shower room
- Garage
- Balcony
- Quality fixtures and fittings
- Gas fired heating
- UPVC double glazing
- Long range views
- Popular village location

57 Western Avenue, Riddlesden, Keighley, BD20 5DH

A beautifully presented four bedroomed detached bungalow with a south facing aspect providing views across the Aire and Worth valleys. Delightfully situated in this sought after village of Riddlesden

75 North Street, Keighley, West Yorkshire, BD21 3RZ
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57 Western Avenue, Riddlesden, Keighley, West Yorkshire, BD20 5DH

Bradford 7 miles, Skipton10 miles, Leeds 14 miles (all distances approximate)

General remarks

This beautifully presented stone built bungalow offers accommodation across two floors with the principal accommodation being on the ground floor, comprising, entrance hall, living room with bi folding doors to a balcony, open plan dining area and kitchen, bedroom one with shower room, further hall with two bedrooms and bathroom, to the first floor, bedroom four. Outside, driveway to the side with garage and small garden area, balcony and garden to the front. The basement can be accessed externally via the balcony. This most attractive of homes will only be fully revealed from an internal inspection to appreciate both the size and quality on offer. With first class fixtures and fittings throughout together with tasteful decoration and UPVC double glazing and gas fired heating. Would suit a variety of buyers from family's to retired couples.

Delightfully situated in this sought after village of Riddlesden with a south facing aspect and views across the Aire and Worth valleys. Riddlesden has an array of everyday facilities including a first school, mini supermarket, some bespoke stores and public houses yet is only two miles distant from the larger shopping facilities of Keighley town centre which also provides links by both road and rail to the major towns and cities of West Yorkshire.

Directions

From the North Street office, turn right into Cavendish Street and continue to the lights turning left into Bradford Road. Continue along Bradford Road and at the roundabout take the third exit staying on Bradford Road. After the third set of Traffic lights turn left into Granby Lane and proceed up the hill over the canal bridge and follow the road to the left into Banks Lane. Continue up Banks Lane passing the church on the left and continue straightforward up the hill. As the road levels out continue straightforward and Western Avenue can be seen on the left-hand side and the property is on the left identifiable by a for sale board.



what3words decreased.rivers.remind

Local Authority & Council Tax Band

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

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.

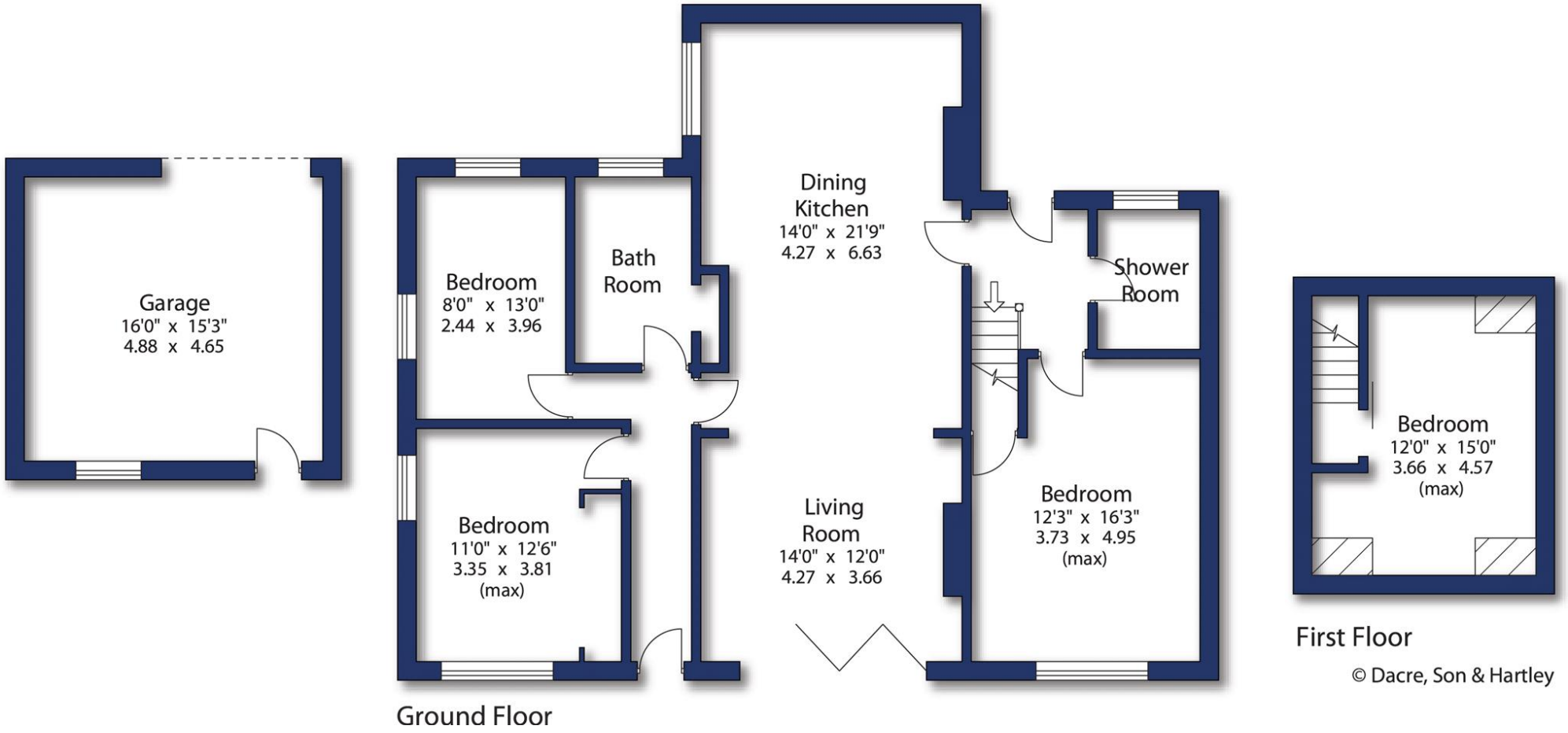
Buyer Anti Money Laundering Checks

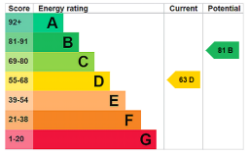
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

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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