



Guide Price £199,950

- Extended Semi
- 2 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms
- Gas Heating
- UPVC DG
- Off Street Parking
- Gardens Front & Rear
- Courtyard Development

19 Highcroft Gardens, Keighley, West Yorkshire, BD21 4UZ

A modern yet well established extended 3 bedroomed semi detached house pleasantly situated in a courtyard development on the edge of this popular village.

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

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19 Highcroft Gardens, Keighley, West Yorkshire, BD21 4UZ

Harrogate – 30 miles, Skipton – 20 miles, Leeds - 10 miles (all distances approximate)

General remarks

A well presented extended semi detached house with accommodation over 2 floors and briefly comprising Ent vestibule Sitting room ,dining room and kitchen. FF landing bedroom 1

with En Suite shower room 2 further bedrooms and house bathroom. Outside small garden to front and driveway larger patio garden to rear. A home with undoubted appeal to the family with modern fixture and fittings gas heating and UPVC DG and a home that can only be fully revealed by an internal inspection.

Tucked away in this small courtyard development on the edge of this sought after village yet convenient for local amenities which include a medical centre large convenience store popular first school and public house ,Keighley town centre is approx 2 miles distant which offers larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Directions

From the North Street Office turn into Cavendish Street and continue down to the bottom and at the lights turn right into East Parade and then take the first left into coney lane ,under the bridge and follow the road up the hill for approx 2 miles into the village of Long Lee ,continue straight forward into Thwaites brow road and down the hill ,Highcroft Gardens can then be seen on the left hand side ,turn left into the development and carry straight forward the property cash then be seen on the left hand side identified by a For Sale Board.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

Buyer Anti Money Laundering Checks

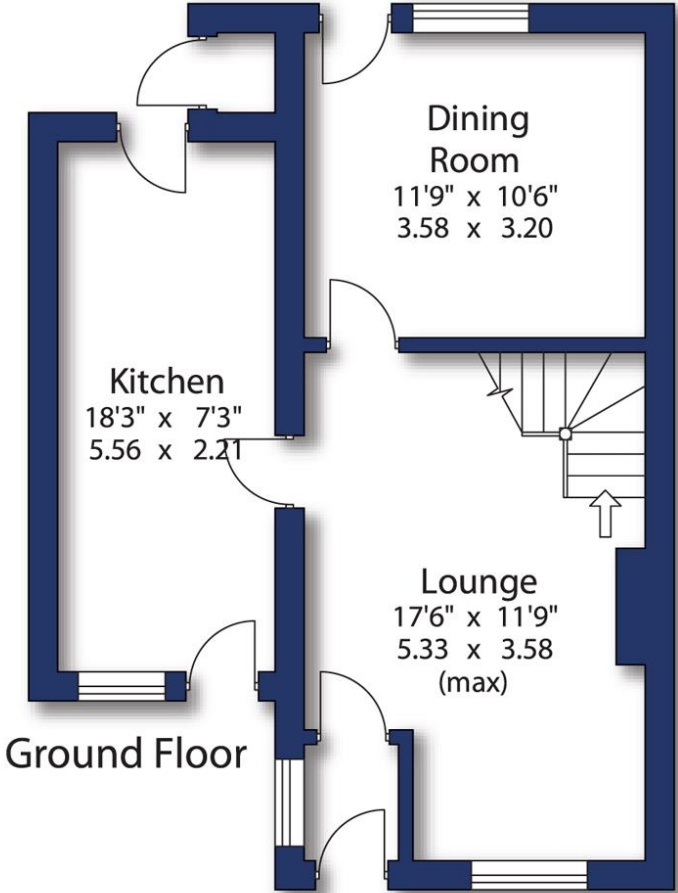
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

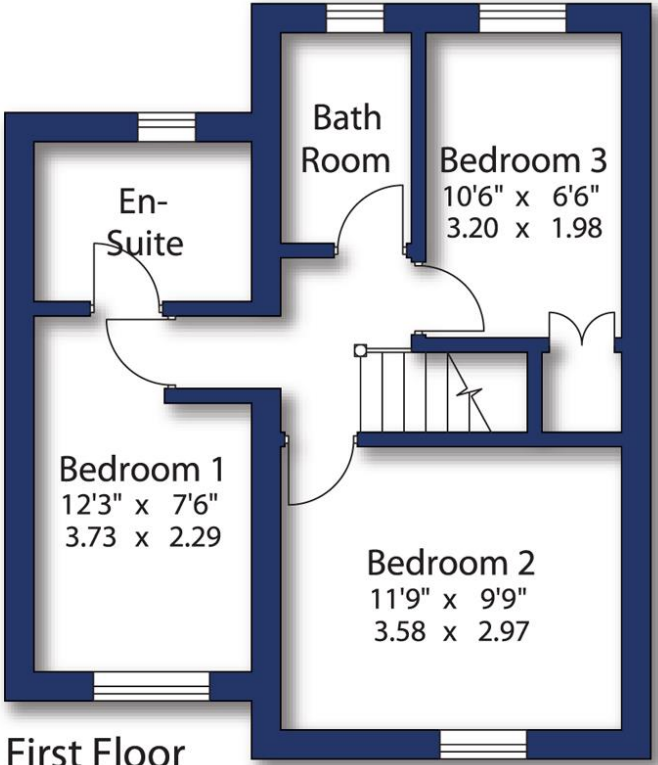
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to 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: KE1240116



Floorplans



Ground Floor



First Floor

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