



Guide Price £220,000

- Semi detached house
- Three bedrooms
- Two reception rooms
- Modern kitchen
- Bathroom
- UPVC double glazing
- Gas fired heating
- Gardens to front and rear
- Workshop
- Popular village

18 Grange Road, Riddlesden, Keighley, BD20 5AA

A well presented stone faced three bedroomed semi detached house pleasantly situated in the popular village of Riddlesden.

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

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dacres.co.uk





18 Grange Road, Riddlesden, Keighley, West Yorkshire, BD20 5AA

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

General remarks

This well presented family home offers accommodation across two floors and briefly comprises spacious entrance hall with cupboard under stairs, sitting room, dining room, kitchen, to the

first floor, landing, three bedrooms and house bathroom with three piece suite, outside, gardens to front and rear with good sized workshop.

In our opinion this property is tastefully decorated throughout with modern fixtures and fittings, UPVC double glazing, gas fired heating and is a home which will only be fully appreciated from an internal inspection.

Delightfully situated in this popular village of Riddlesden within walking distance of local amenities which include a mini supermarket, post office, first school and public houses 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.

Directions

From the North Street office, turn into Cavendish Street, at the bottom of Cavendish Street at the lights turn left into Bradford Road, continue to the roundabout and take the third exit onto Bradford Road, continue through the second pelican crossing and continue straight forward and just before the next set of lights turn left onto Grange Road and the property can be seen on the right hand side by our Dacre, Son and Hartley '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. Street parking available.
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Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely 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

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - **Very low**; Rivers & the Sea - **Very low**; Groundwater - Flooding from groundwater is **unlikely** in this area; Reservoir - Flooding from reservoirs is **unlikely** in this area.

Agent's Notes

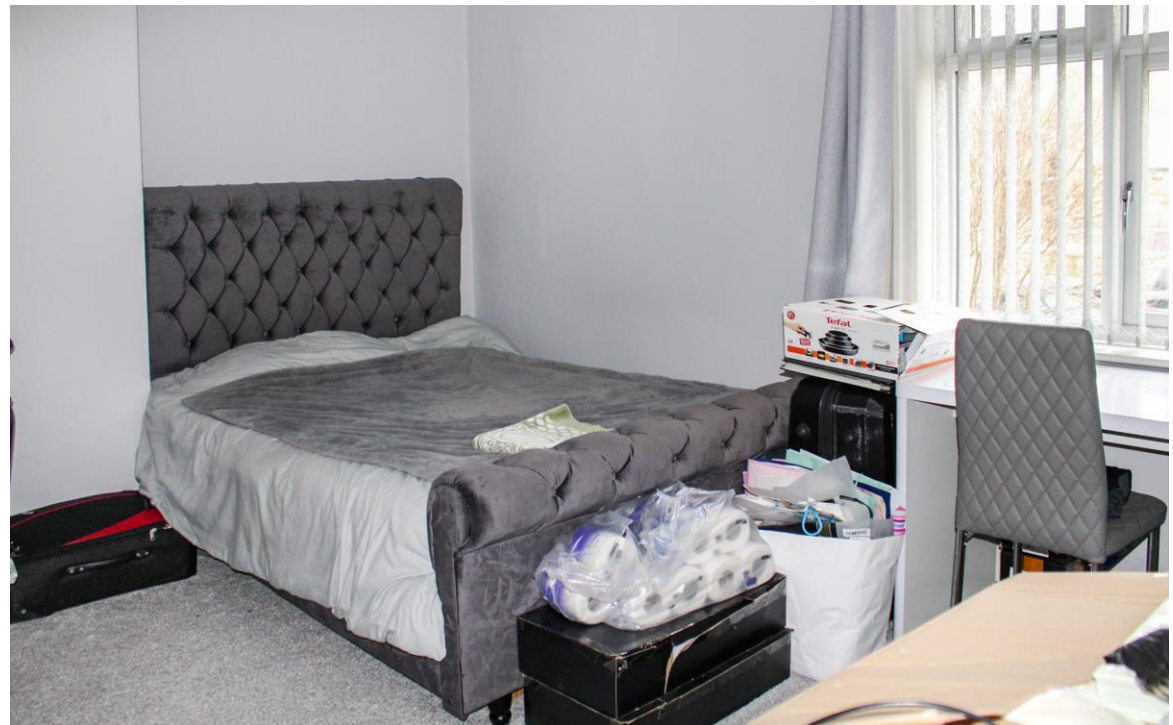
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

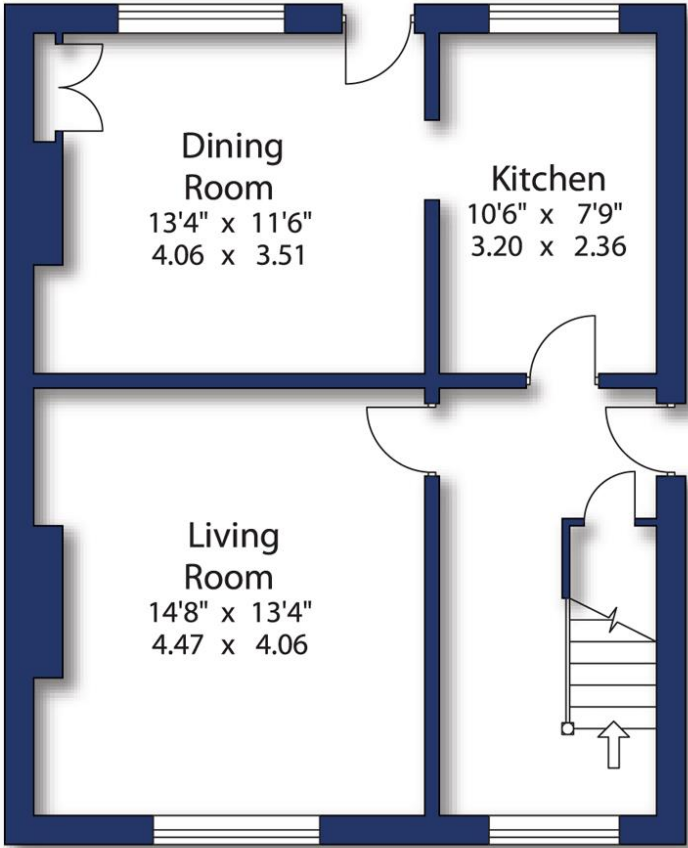
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Referral fees

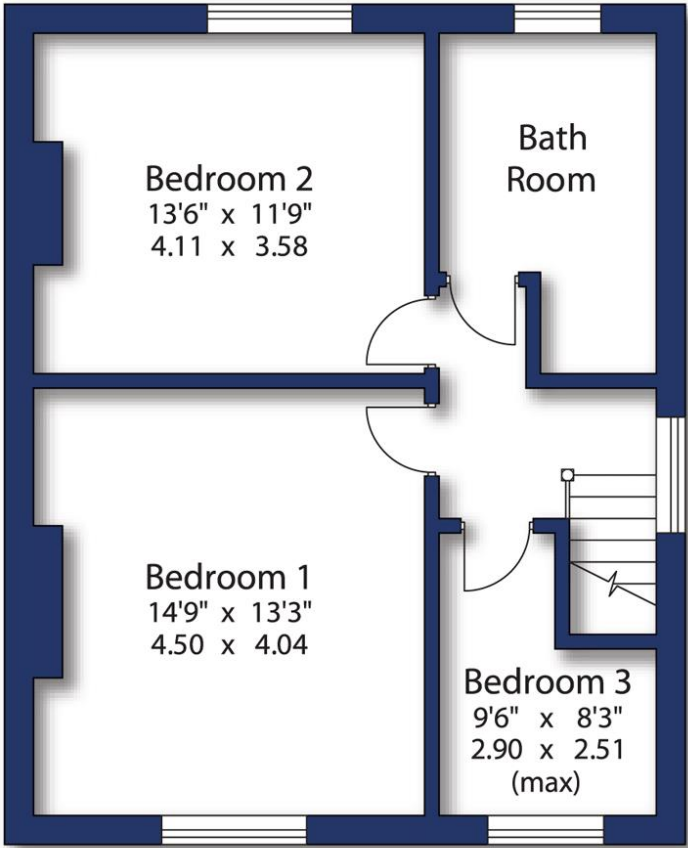
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: KEI250018



Floorplans



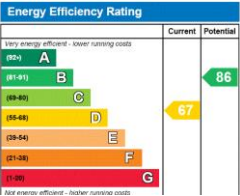
Ground Floor



First Floor

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