



Guide Price £269,950

- Well Maintained Semi-Detached
- Four Bedrooms
- Kitchen
- Spacious Living Room
- Gas Central Heating
- Double Glazing
- Far reaching views
- South facing easily maintained garden

24 Southlands Mount, Riddlesden, Keighley, BD20 5HB

A well established semi detached house offering flexible four bedroom accommodation and pleasantly situated in this sought after location with South facing aspect and views across the Aire and Worth Valleys.

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

General remarks

This well-maintained four bedroom Semi-Detached family home will be of interest to a variety of buyers. Located in the popular residential local of Riddlesden, this property has much to offer.

The accommodation comprises of an entrance way, utility room, spacious lounge with far reaching views, dining kitchen area and there is also two bedrooms on this level, one of which includes an en-suite.

To the first floor there are two further bedrooms and a family bathroom

Externally the property has an easily maintained south facing front garden.

Viewing essential to fully appreciate.

Riddlesden itself offers local amenities which includes mini supermarket, first school, tennis club, post office, butchers, public houses and is only 2 miles distant from the larger shopping facilities of Keighley town centre which also offers both road and rail links to the major towns and cities of West Yorkshire.

Directions

From our office in North Street turn right at the traffic lights by the Library into Cavendish Street. At the traffic lights at the bottom of Cavendish Street turn left into Bradford Road and continue to the roundabout. Take the third exit continuing along Bradford Road. At the third set of lights turn left into Granby Lane, across the canal bridge, up the hill and at the top turn right into Carr Lane and continue forward. Take the second left, continue to the top of the hill and the property can be seen on the right 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. Street parking available.

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

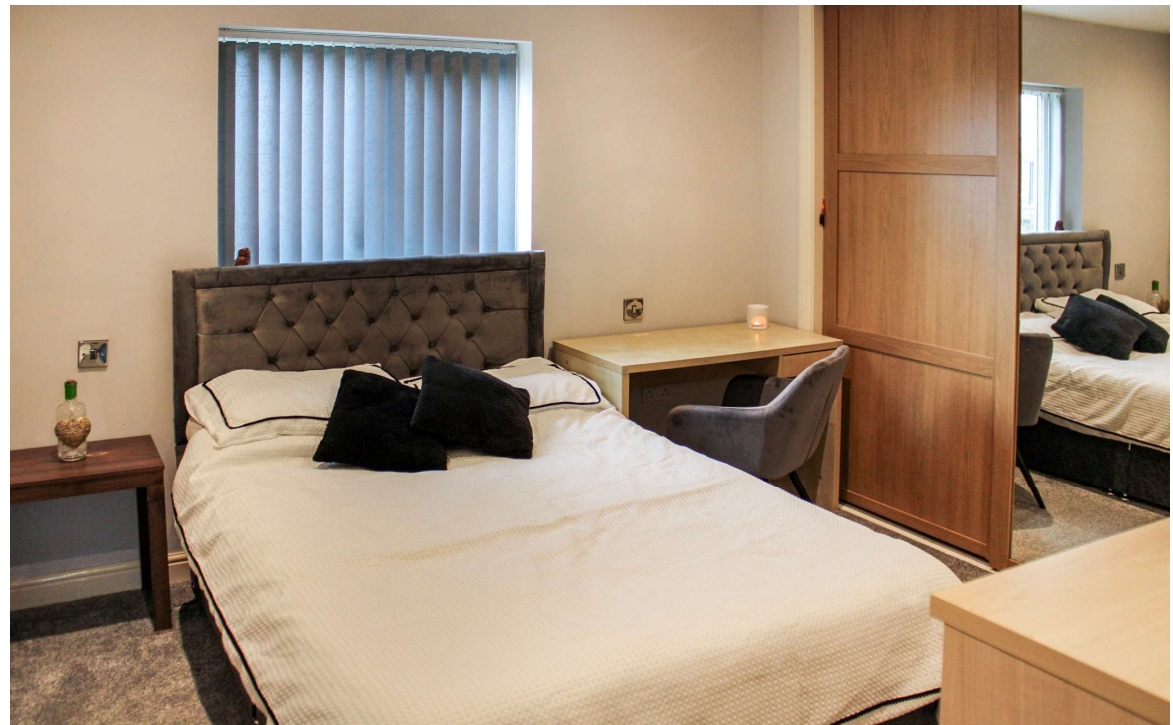
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

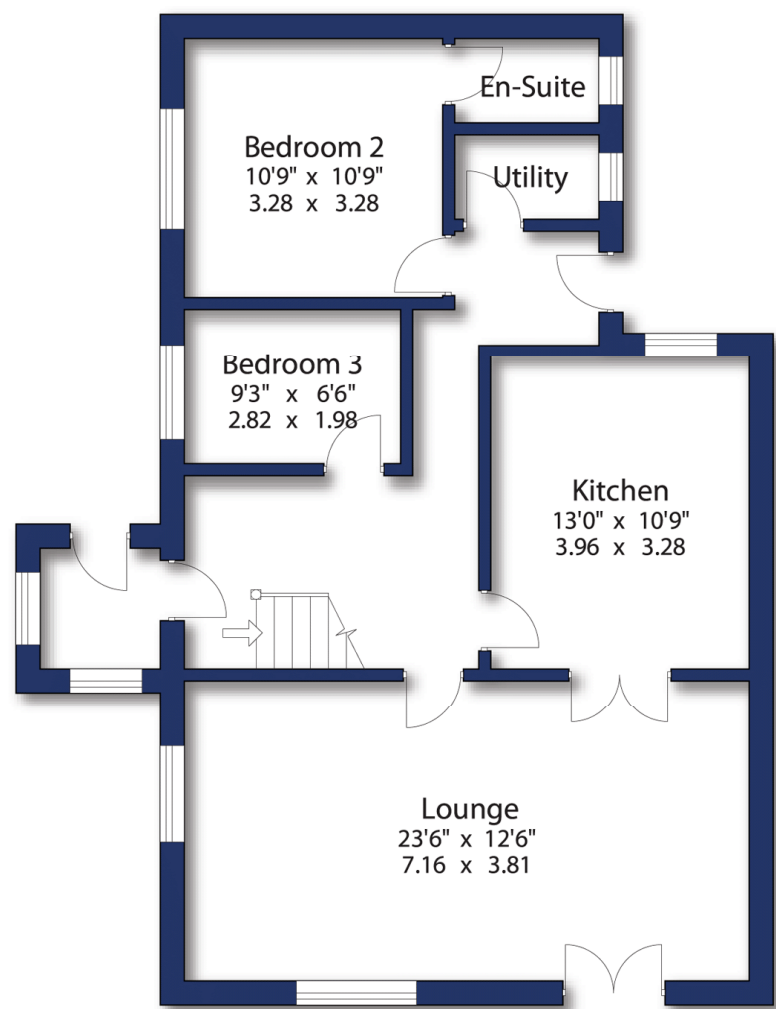
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Referral fees

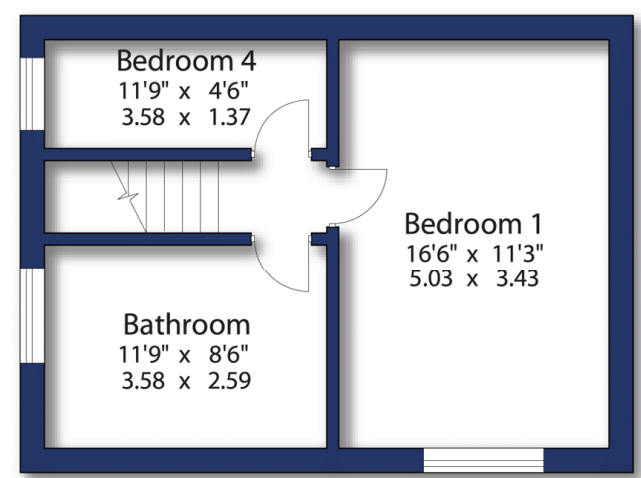
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: KEI250113



Floorplans

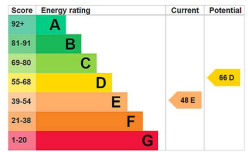


Ground Floor



First Floor

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