



Guide Price £130,000

- Well presented Apartment
- Lift Access
- 2 Beds
- Bathroom
- Open plan Lounge/Dining Kitchen
- Allocated Parking
- Electric Heating
- UPVC DG
- Views

Apartment 7, Applegarth Gardens, Banks Lane, Riddlesden, Keighley,

A well-presented 2 bedroomed Apartment pleasantly situated with long range views in this small complex of similar quality homes in the sought after village of Riddlesden.

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

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Apartment 7, Applegarth Gardens, Banks Lane, Riddlesden, Keighley, West

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

General remarks

This modern yet well-established 2nd floor Apartment offers the following accommodation . Entrance Hall with extra storage cupboard, Open plan lounge diner and Kitchen with integrated

oven hob and fridge ,freezer and dishwasher. 2 bedrooms and house bathroom. Outside allocated parking space and communal gardens. The apartment has modern fixtures and fittings with UPVC dg and electric heating . From its elevated position enjoys a south facing aspect and views across both the Aire and Worth valleys . Ideally suited to the professional or retired couple and will only be fully revealed from an internal inspection.

Pleasantly situated in the village of Riddlesden convenient for local amenities which include a mini supermarket and poet office ,first school various pubs and clubs ,nearby Keighley offers larger shopping facilities and excellent road and rail links.

Directions

From the North Street Office turn right into Cavendish Street continue down to the lights at the bottom and turn left into Bradford Road ,continue onto the roundabout take the third exit left and continue on Bradford Road ,at the third set of lights turn left into Granby lane and over the canal bridge and continue up the hill and follow the road round to the left into Banks lane continue up and the entrance can be seen on the left hand side with the development down on the right.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold – held on the balance of a 981 year lease. A ground rent of £150 is payable per annum, as is a monthly service charge of £106.
- Mains electricity, water and drainage are installed.
- Residents 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 £26.10 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.

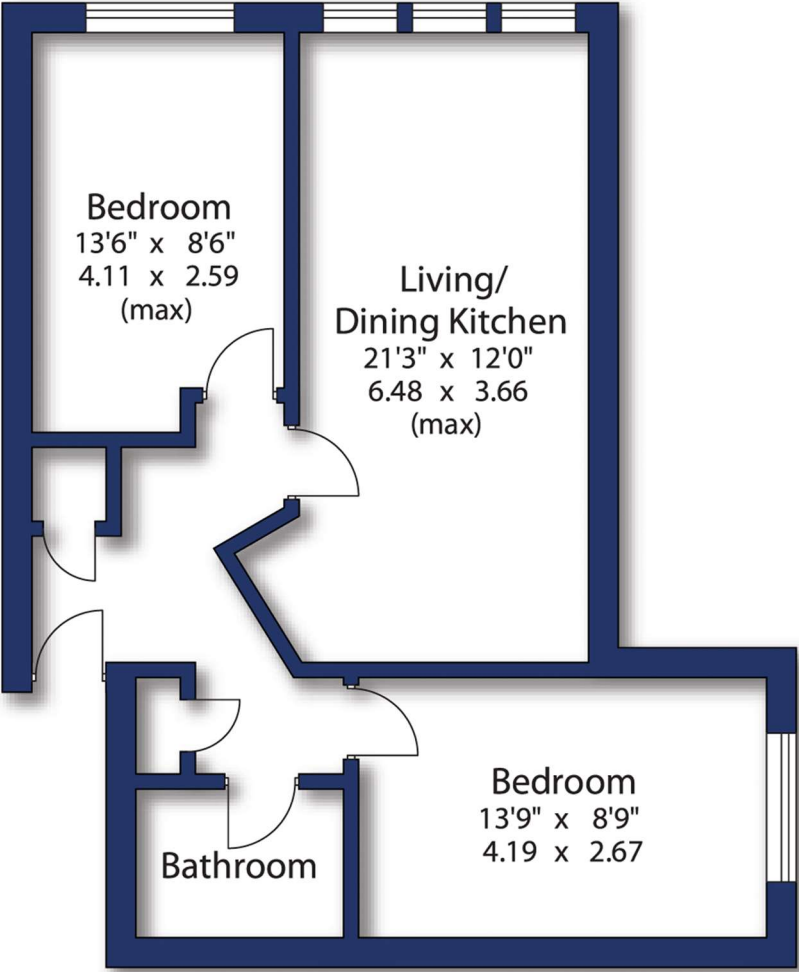
Referral fees

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.

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Floorplans



First Floor © Dacre, Son & Hartley



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