DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £293,000

- Chalet style detached
- Three bedrooms
- Three reception rooms
- Integral garage
- UPVC double glazing
- Gas fired heating
- Family accommodation
- Good sized gardens
- Cul de sac location

18 Ryan Grove, Keighley, BD22 6QA

A well established three bedroomed chalet style detached house situated in a cul de sac location in this popular suburb of Keighley.

75 North Street, Keighley, West Yorkshire, BD21 3RZ
Tel: 01535 611511
Email: keighley@dacres.co.uk
dacres.co.uk







18 Ryan Grove, Keighley, BD22 6QA

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

General remarks

This well established detached chalet style offers accommodation across two floors and briefly comprises, hall, spacious sitting room, dining kitchen, side porch with utility area, w.c., office, to the lower ground floor, access from the kitchen down to the good sized integral garage. To the first floor, landing, master bedroom with en suite shower room, two further bedrooms and house bathroom. Outside, driveway to the front with garden, larger rear garden with patio, lawn and shrubs etc.

Undoubtedly a home for the family and can only be fully revealed from an internal inspection where you will find UPVC double glazing, gas fired heating and modern fixtures and fittings throughout. Pleasantly situated in a cul de sac location on the edge of Braithwaite village and open countryside. Local amenities include a popular first school at Laycock and nearby convenience store. Keighley town centre is approximately two miles distant which has larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Directions

From our North Street office into the High Street and the take the right hand turn into West Lane, continue u West Lane for approximately one mile then turn left into Braithwaite Road, continue on Braithwaite Road to the end then Ryan Grove can be seen on the right hand side, the property is on the right and can be 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 and single 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 £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

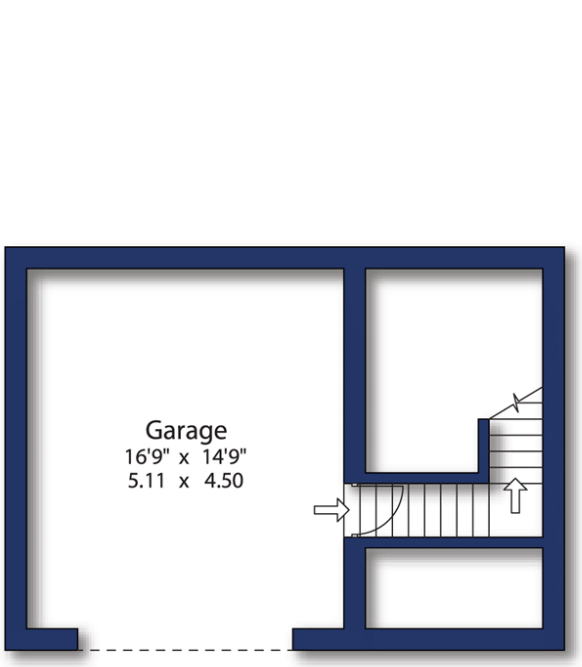
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: CSC210919

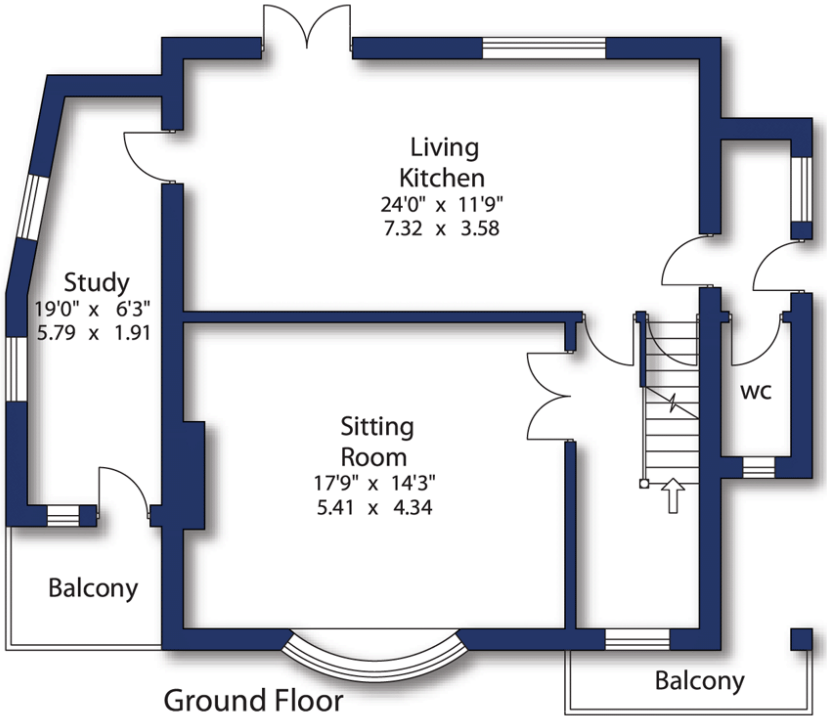




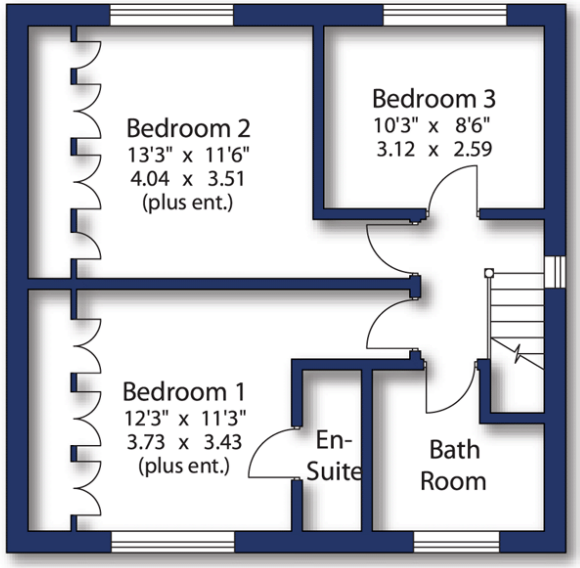
Floorplans



Lower Ground Floor

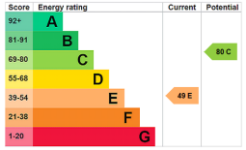


Ground Floor



First Floor

© Dacre, Son & Hartley



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.

Contact us
01535 611511
keighley@dacres.co.uk