



Guide Price £250,000

- Well established semi detached house
- Three bedrooms
- Three reception rooms
- Shower room
- Single garage
- Large rear garden
- UPVC double glazing
- Gas fired heating
- Village location
- No chain

182 Bradford Road, Riddlesden, Keighley, BD20 5JL

A well established three bedroomed extended semi detached house pleasantly situated in this popular village location.

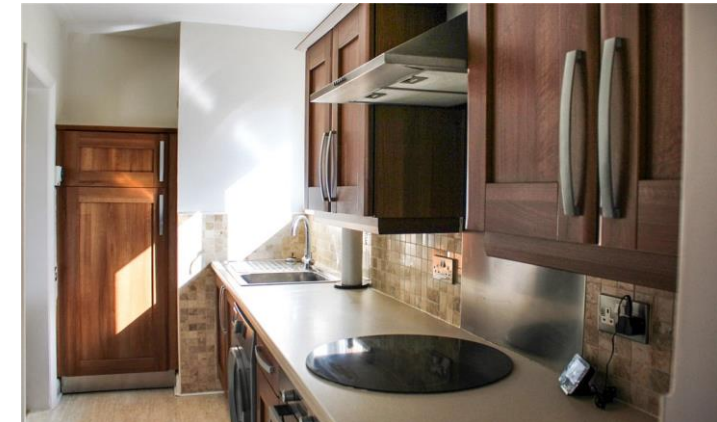
75 North Street, Keighley, West Yorkshire, BD21
3RZ

Tel: 01535 611511

Email: keighley@dacres.co.uk

dacres.co.uk





182 Bradford Road, Riddlesden, Keighley, West Yorkshire, BD20 5JL

Bradford 9 miles, Skipton 10 miles, Leeds 19 miles (all distances approximate)

General remarks

This well established and extended semi detached house offers accommodation across two floors and briefly comprises, entrance hall, sitting room, lounge, dining room, kitchen and utility, to the

first floor, landing, three bedrooms and shower room. Outside, garden to the front, driveway to the side with single garage and large principally lawned rear garden. The property is offered with no onward chain and includes modern kitchen and shower room, UPVC double glazing and gas fired heating. Ideally suited to the family and can only be fully revealed from an internal inspection.

Pleasantly situated on Bradford Road at Riddlesden, convenient for local amenities which include a mini supermarket, 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.

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 and garage parking.

Internet and Mobile Coverage
Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UKs

Directions

From our North Street office turn right into Cavendish Street, continue to the bottom of Cavendish Street and at the lights turn left into Bradford Road, continue on to the roundabout and take the third exit continuing on Bradford Road, through three sets of traffic lights, after the third set continue straight forward where the property can then be seen on the right hand side identified by our for sale board.

what3words

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.
- Driveway and garage 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.

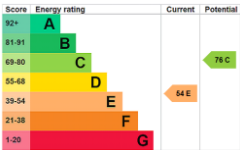
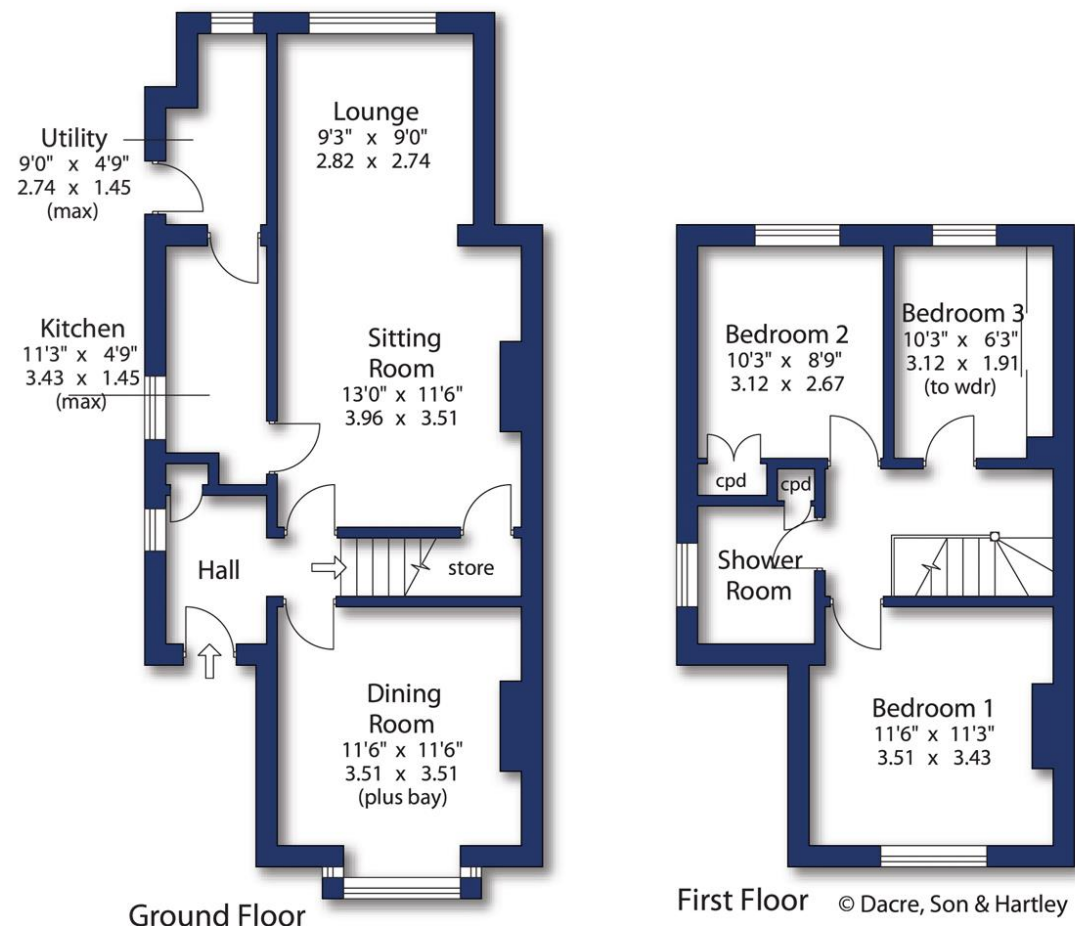
Referral fees

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.

Dacres Ref: KEI250087



Floorplans



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