



**55 Bentley Court  
Parkwood Rise  
Keighley  
West Yorkshire  
BD21 4RQ**

**Offers in Excess of £42,000**

**bettermove**

# Parkwood Rise

## Keighley

Bettermove are proud to present this 1 bedroom flat in Keighley available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via the communal car park. The council tax band is A.

The property is currently tenanted and rental yields can be attained through Bettermove.

This is a leasehold property with 245 years remaining on the lease; the ground rent is £25 per month and the service charge is approximately £100 per month.

The interior of this well presented property comprises a spacious living room and open plan kitchen. This 7th floor flat also consists of 1 bedroom and bathroom.

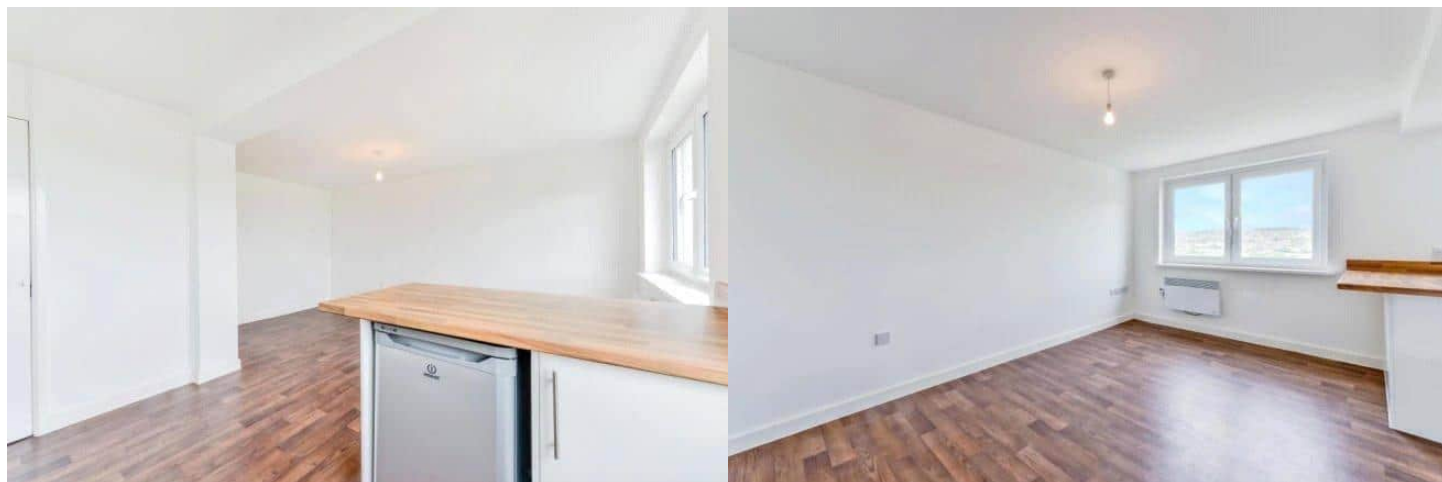
Located in the popular town of Keighley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Keighley Train Station and many local buses.

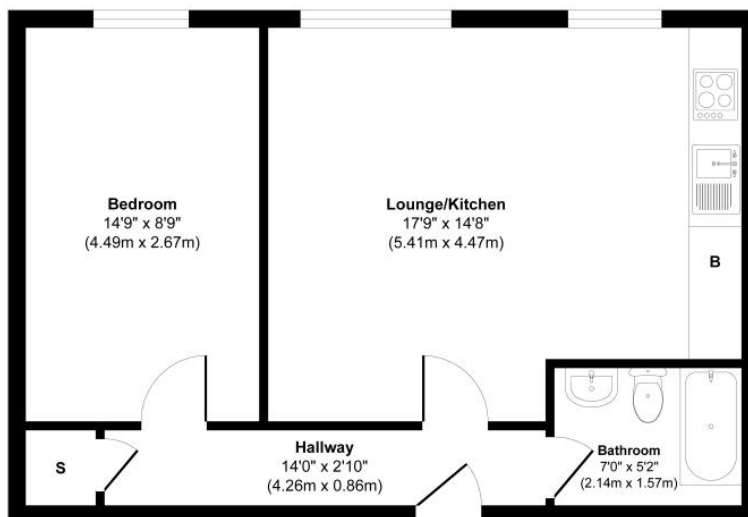
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.






**Floor Plan**  
Approximate Floor Area  
479 sq. ft  
(44.58 sq. m)

**Approx. Gross Internal Floor Area 479 sq. ft / 44.58 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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