

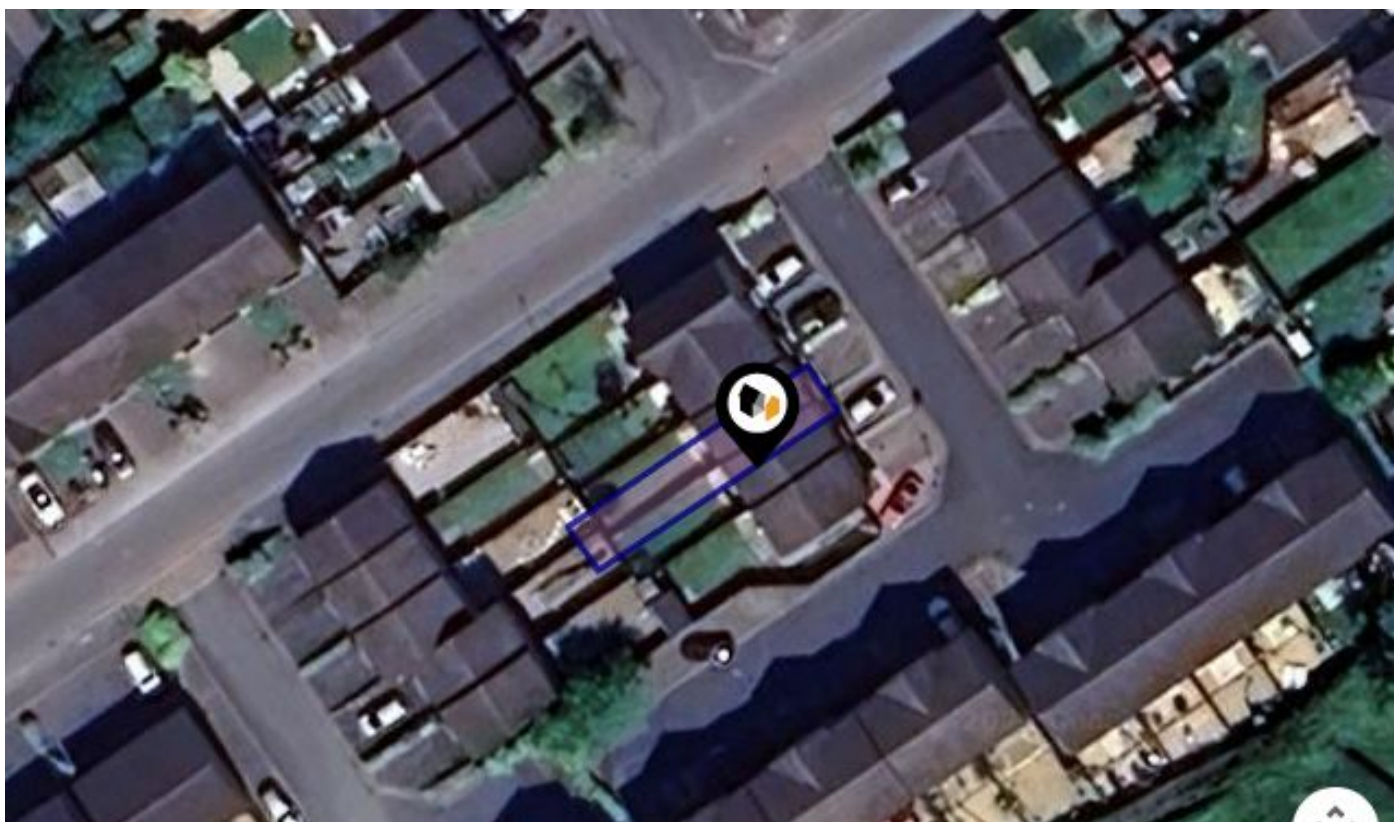


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 01st April 2025



6, HAWTHORN CLOSE, KEIGHLEY, BD21 5FN

KM Maxfield

KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.02 acres
Year Built :	2015
Council Tax :	Band A
Annual Estimate:	£1,497
Title Number:	YY46517
UPRN:	10090678680




Last Sold Date:	30/01/2015
Last Sold Price:	£97,950
Last Sold £/ft ² :	£142
Tenure:	Freehold

Local Area

Local Authority:	Bradford
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12	80	900
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





KM Maxfield

KM Maxfield is a modern independent estate agency with traditional values. Our office is situated in the 'World Heritage Site' of Saltaire, a beautiful area that we know like the back of our hands. We take pride in providing a personal and professional service. Our expertise expands across residential sales, lettings & property management and auctions, to working alongside financial advisors and conveyancers.

Our philosophy is simple. We keep the lines of communication open. Our experience tells us that being friendly, approachable and offering sound advice, is the only reliable way of building trust. We have an array of awards and titles under our belts including our Director, Karen Maxfield having been the first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.



Karen Maxfield MNAEA – Director

Karen has been a local estate agent for many years where she established a reputation for professional integrity and excellence. In 2005 she won the coveted NAEA Young Estate Agent of the Year Award in association with TTC training and was the 2010 first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.

Qualified in Level 2 & 3 Sale of Residential Property and is a member of the National Association of Estate Agents. The NAEA was established with the goal of upholding good practice and high professional standards in UK estate agency.

Karen was one of the founding Directors of Maxwells Residential Ltd before deciding to move on and put her own name above the door. She says "We are a modern, forward thinking estate agency which is based on traditional estate agency values. We can make a difference to our clients by providing a professional service that they can trust."

Testimonial 1



Thank you Karen and everybody at Maxfields for making the sale of our flat so easy. Your service help and kindness was very much appreciated. Would recommend Maxfields with no hesitation whatsoever.!

Testimonial 2



"I am writing to thank you for all your help in selling my mums house. We chose Maxfields because we thought your valuation was honest and accurate and you proved us right. You kept us informed every step of the way and have provided a thoroughly professional and caring service."

Testimonial 3



"I would recommend 'Maxfield' estate agents to anyone. I have never met a company so friendly and helpful. We put our house on the market and under a week it had sold. The kindness, help and advice was fantastic from such a warm family business. Many thanks."



/km.maxfield

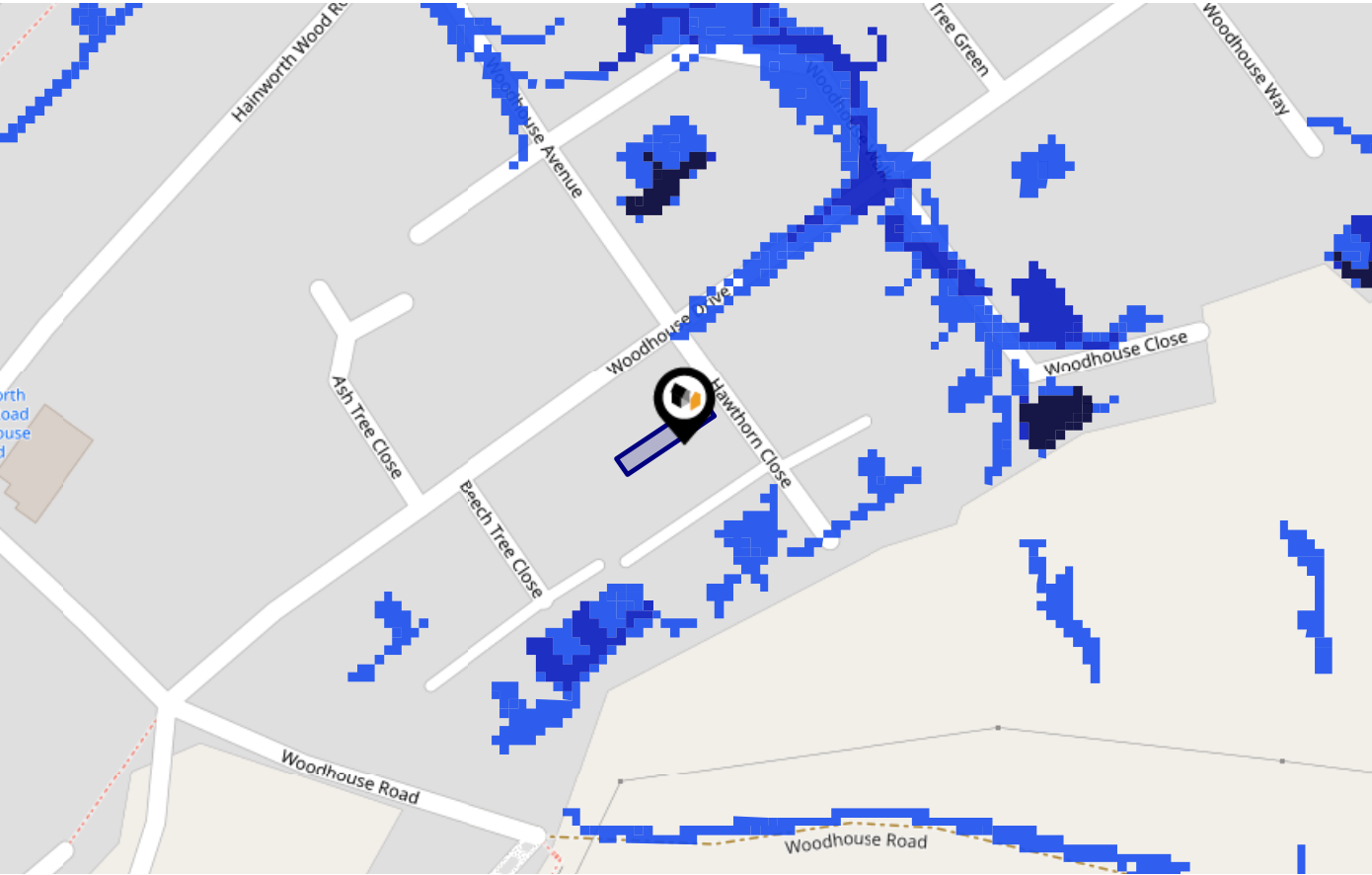


/kmmaxfield

Flood Risk





Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

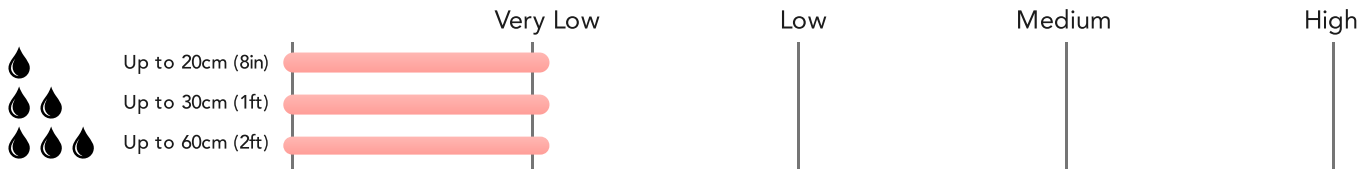


Risk Rating: Very low

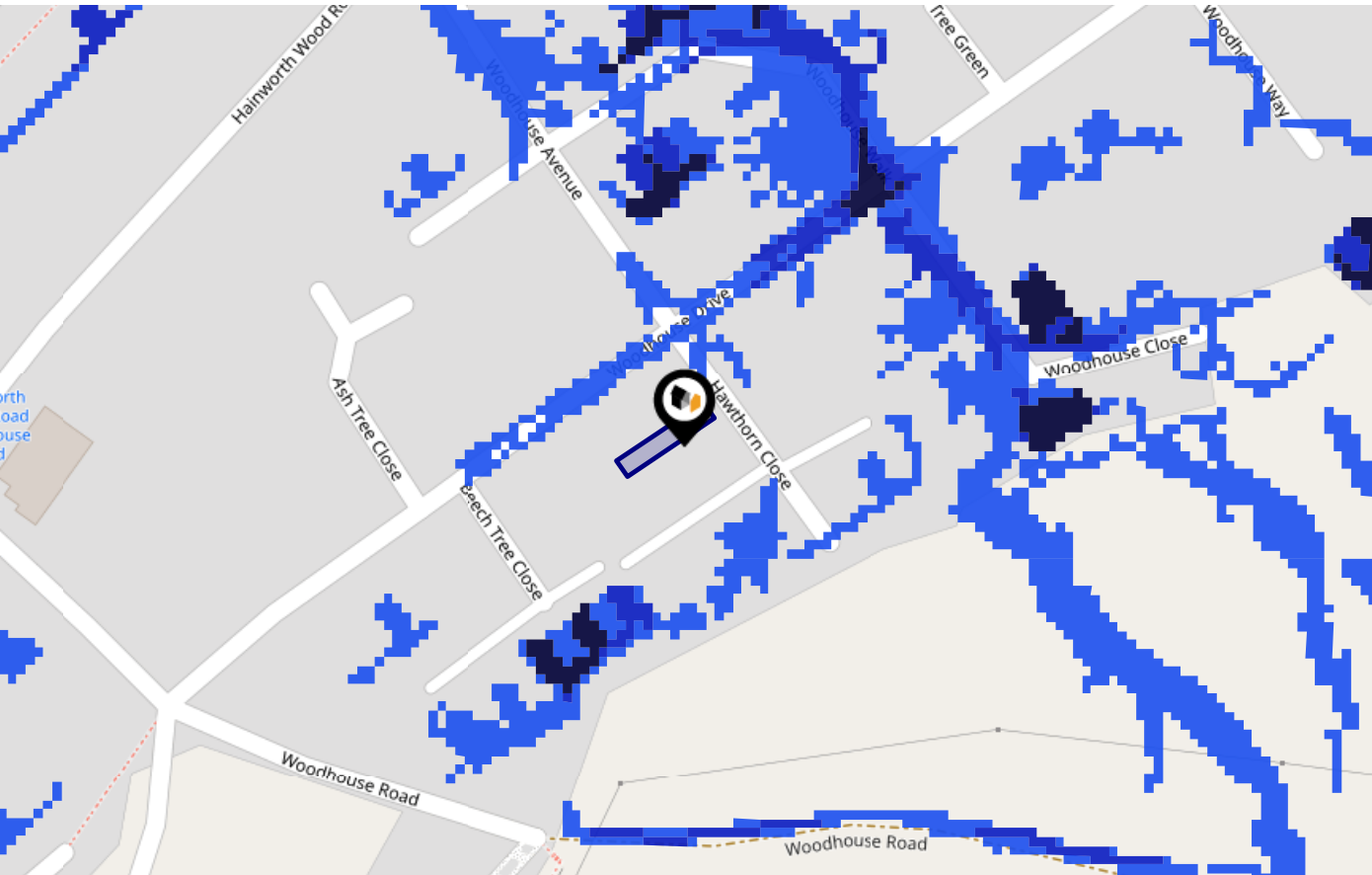
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:







This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

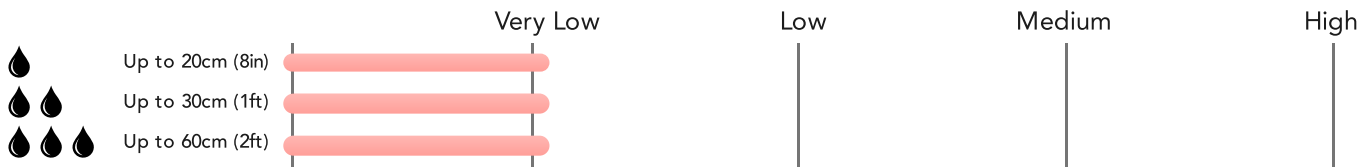


Risk Rating: Very low

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-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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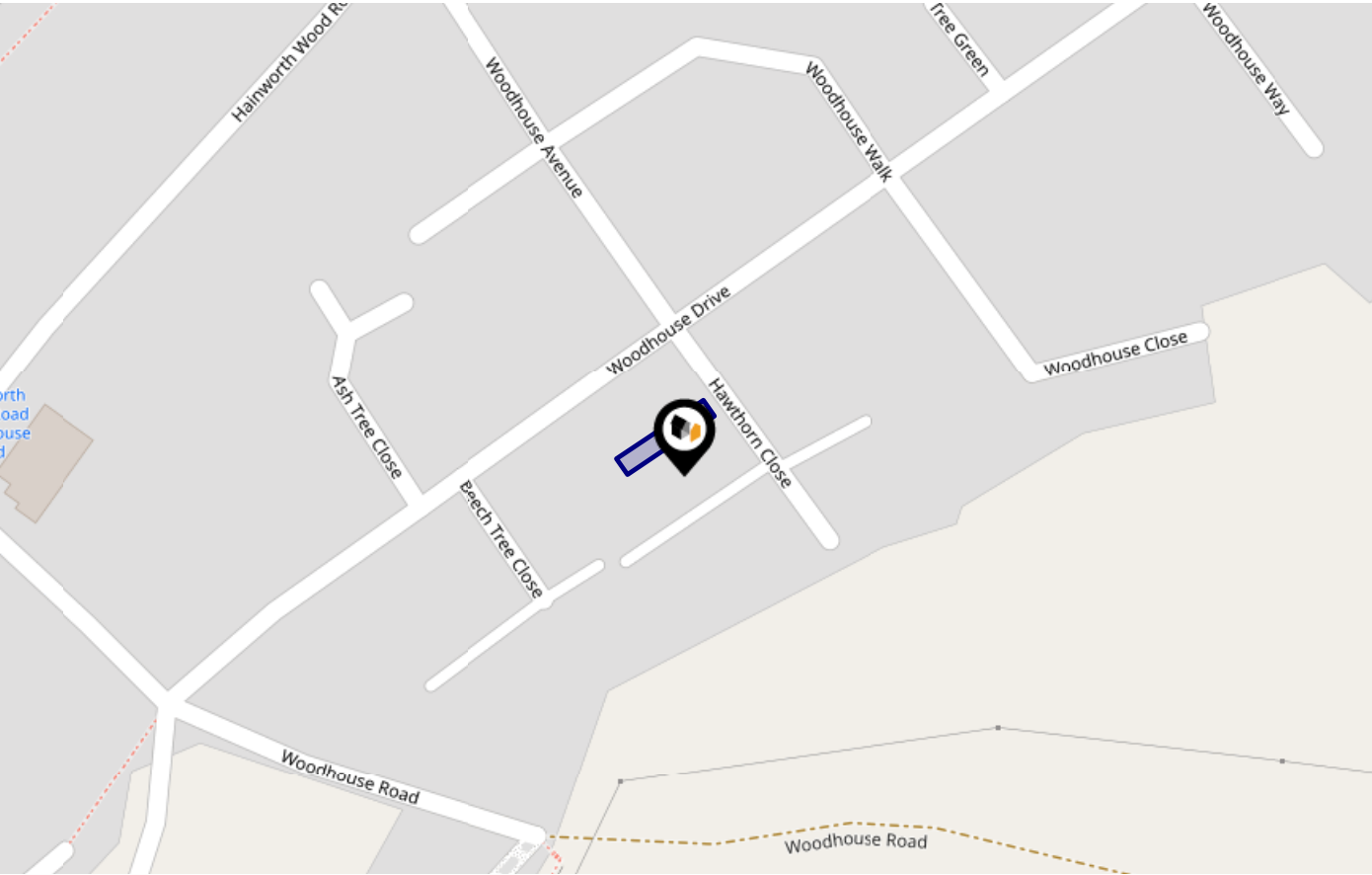
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

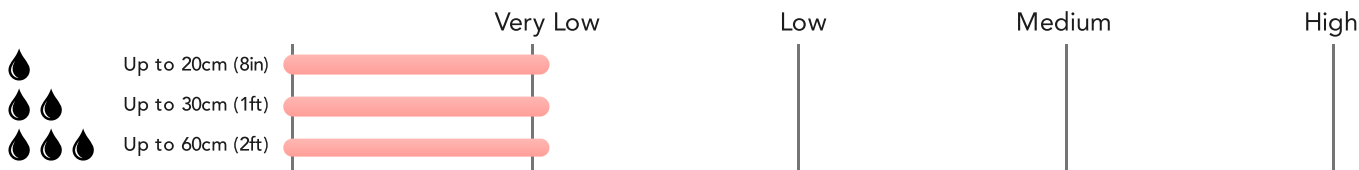


Risk Rating: Very low

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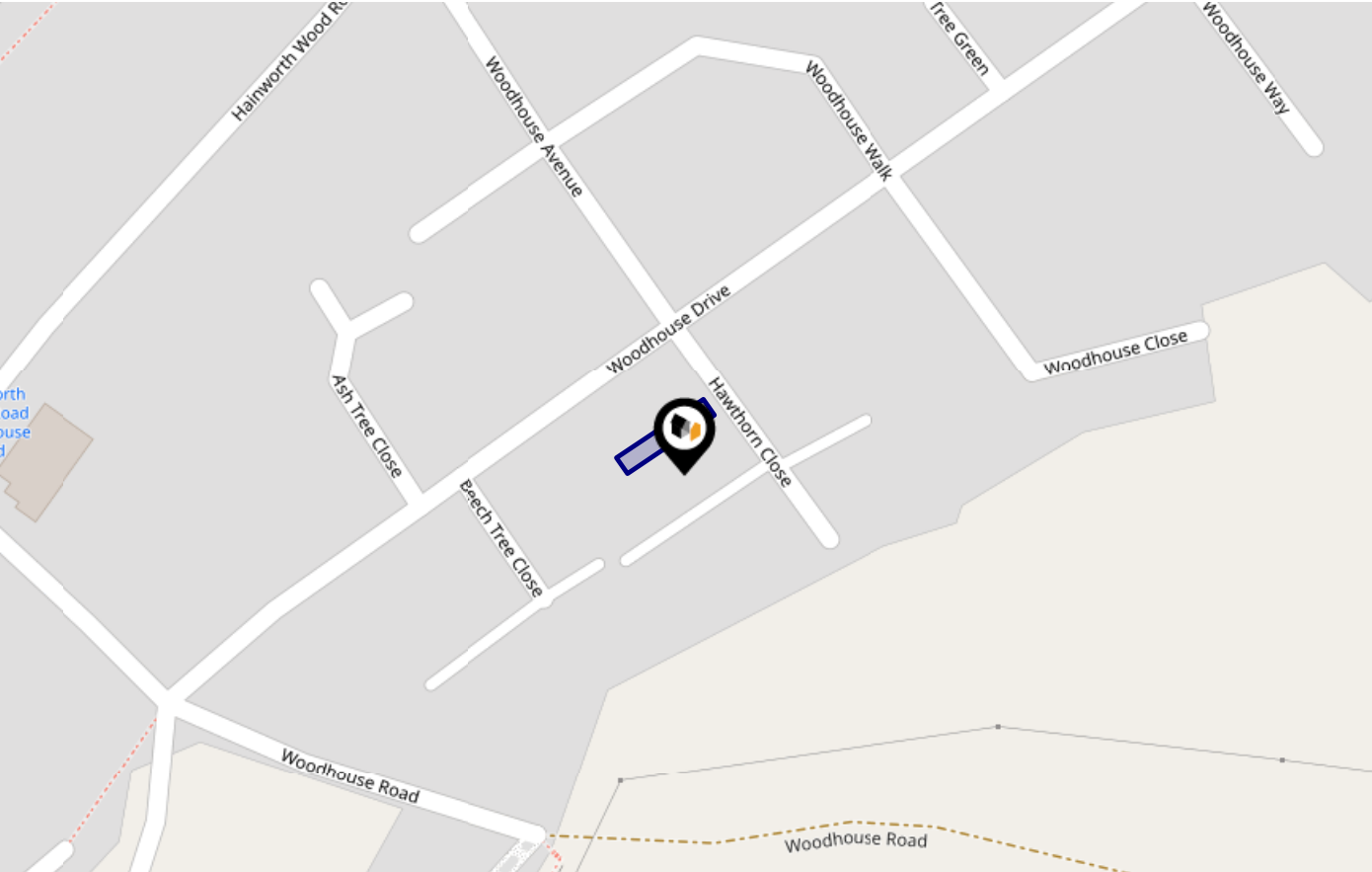
Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

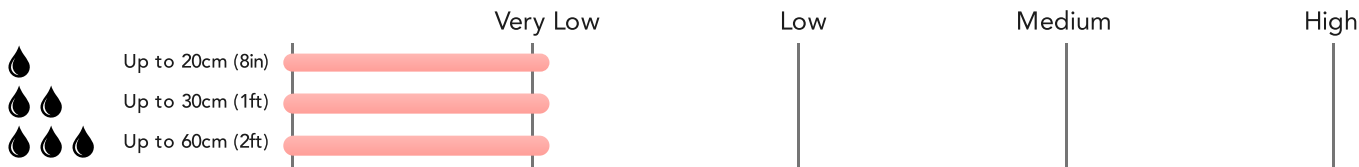


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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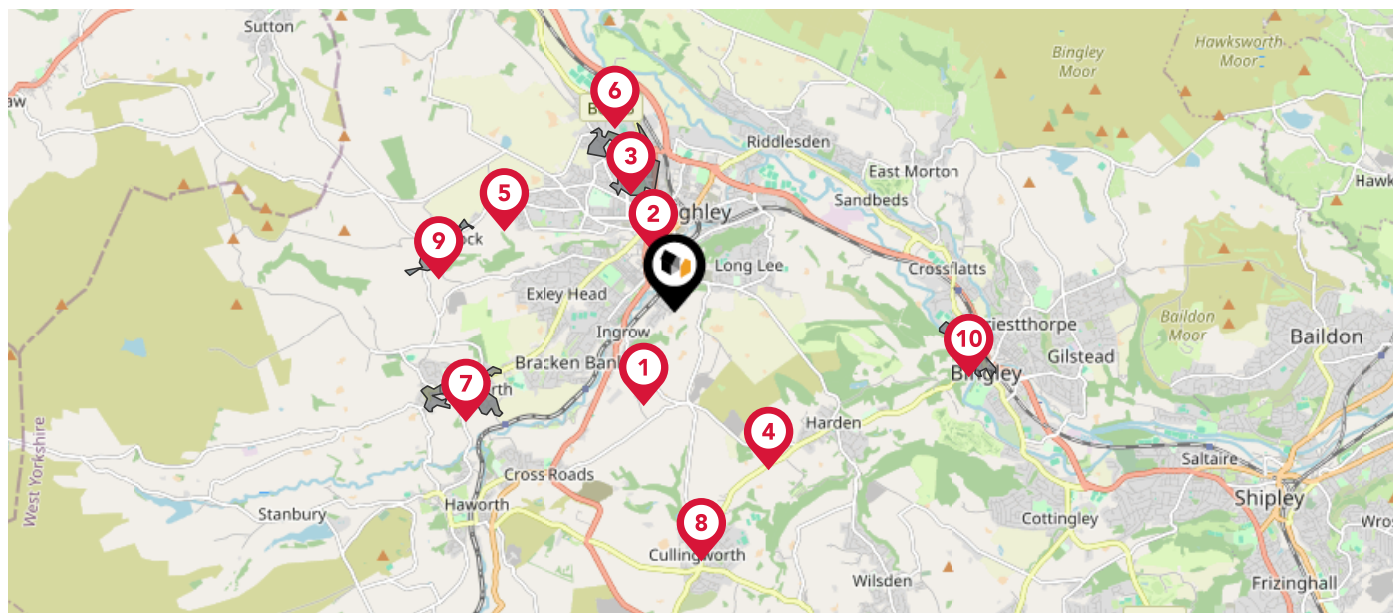
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

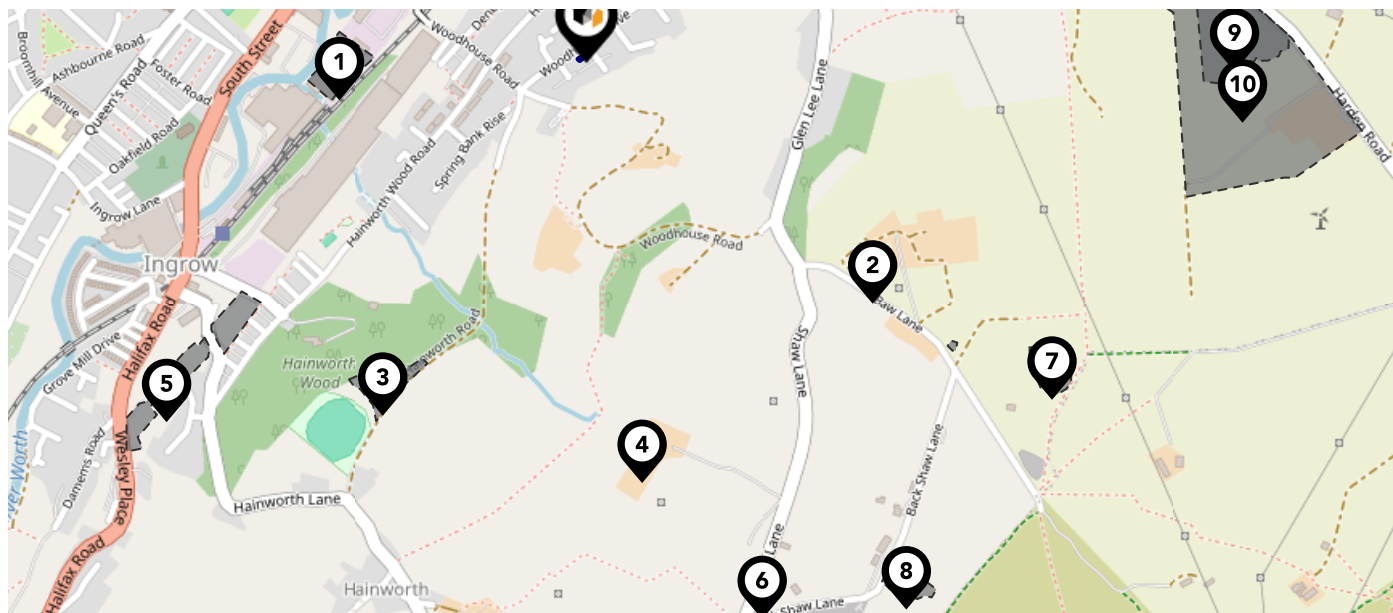
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.





Nearby Conservation Areas

- | | |
|----|-----------------------------------|
| 1 | Hainworth |
| 2 | Keighley Town Centre |
| 3 | Devonshire Park and Cliffe Castle |
| 4 | Ryecroft |
| 5 | Braithwaite |
| 6 | Low Utley |
| 7 | Oakworth |
| 8 | Cullingworth |
| 9 | Goose Eye and Laycock |
| 10 | Bingley |

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	WASK Engineering Mill Dam-Woodhouse Road, Keighley	Historic Landfill 
	Disused Quarry-Back Shaw Lane, Keighley	Historic Landfill 
	Ingrow Cricket Club-Hainworth Wood Top, Hainworth, Keighley	Historic Landfill 
	Hainworth Shay Farm-Keighley	Historic Landfill 
	Railway Cutting-Haincliffe Road, Ingrow, Keighley, West Yorkshire	Historic Landfill 
	Hainworth Shaw Farm-Shaw Lane, Hainworth, Keighley	Historic Landfill 
	Moorside Farm-Backshaw Lane, Hainworth Shaw, Keighley	Historic Landfill 
	Cradle Edge Quarry-Back Shaw Lane, Hainworth Shaw, Keighley	Historic Landfill 
	Land Fronting Harden Road-Keighley	Historic Landfill 
	Low Fold Farm Sites A and B-Land Fronting Harden Road, Keighley	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



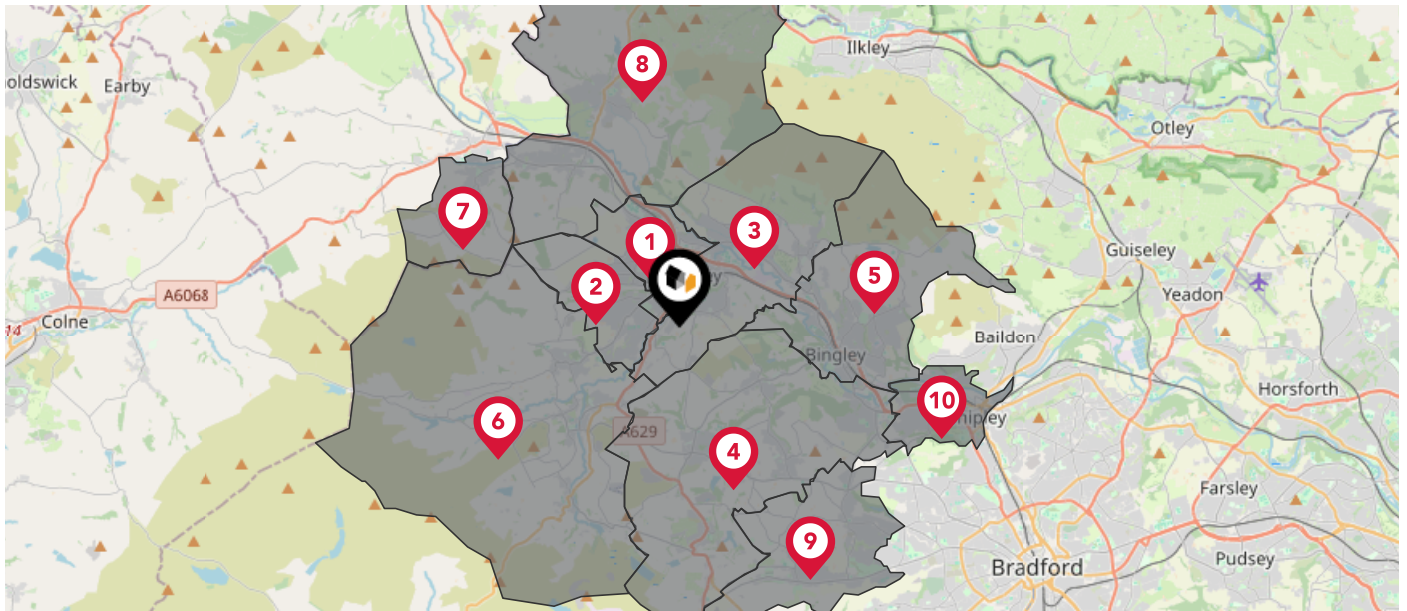
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

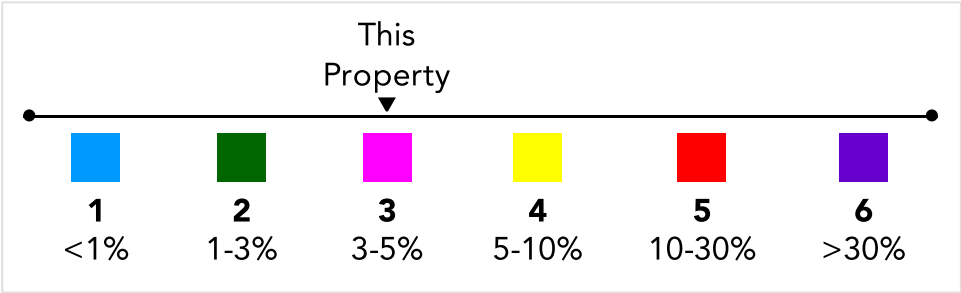
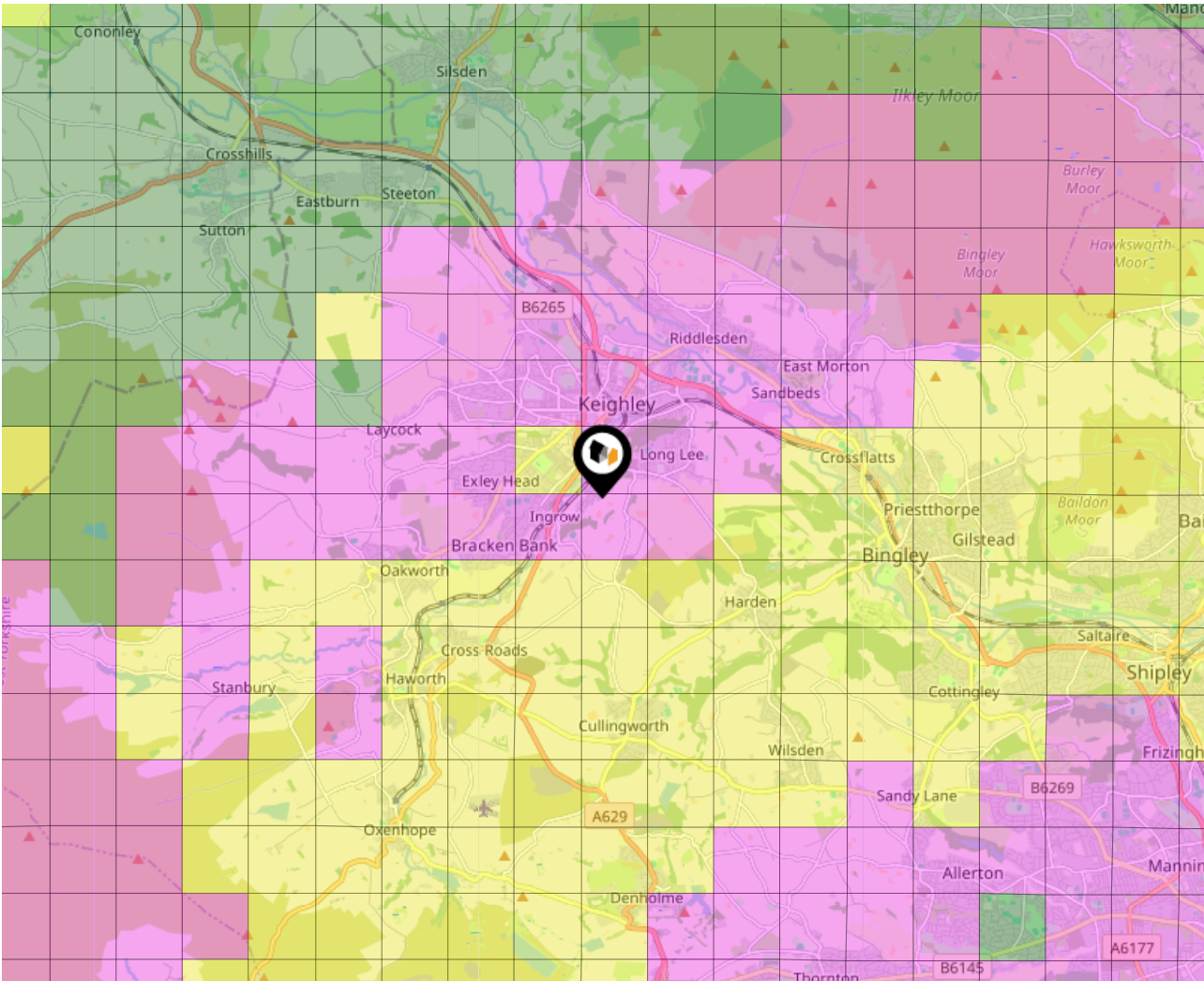


Nearby Council Wards

- | | |
|----|----------------------------|
| 1 | Keighley Central Ward |
| 2 | Keighley West Ward |
| 3 | Keighley East Ward |
| 4 | Bingley Rural Ward |
| 5 | Bingley Ward |
| 6 | Worth Valley Ward |
| 7 | Sutton-in-Craven Ward |
| 8 | Craven Ward |
| 9 | Thornton and Allerton Ward |
| 10 | Shipley Ward |

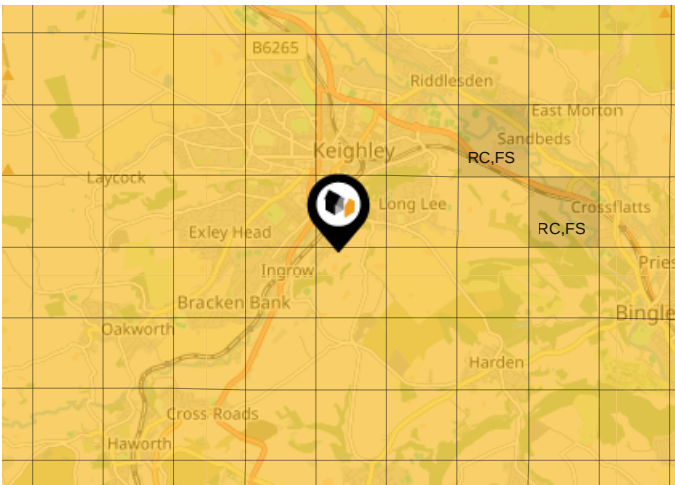
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

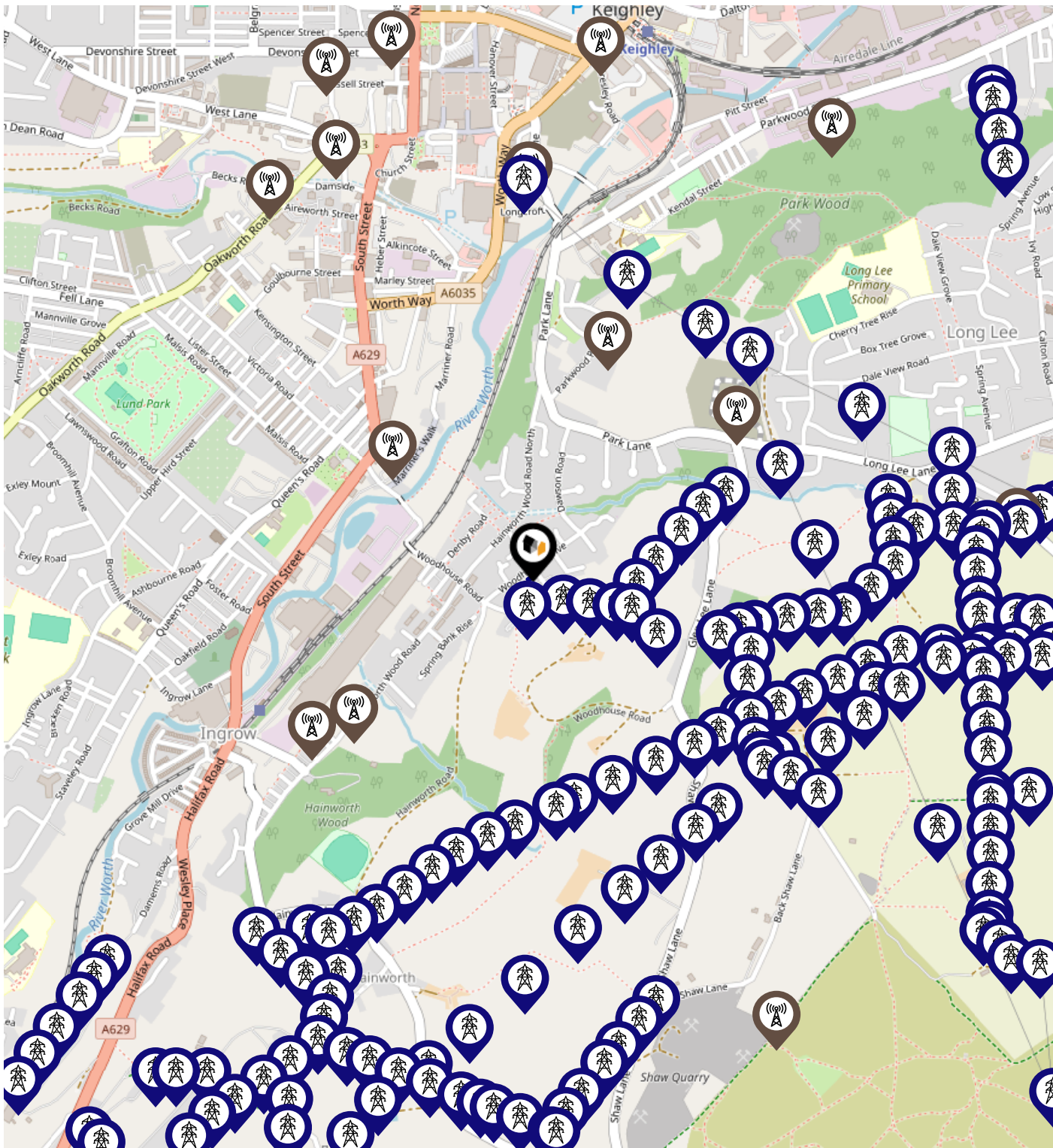


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

Masts & Pylons



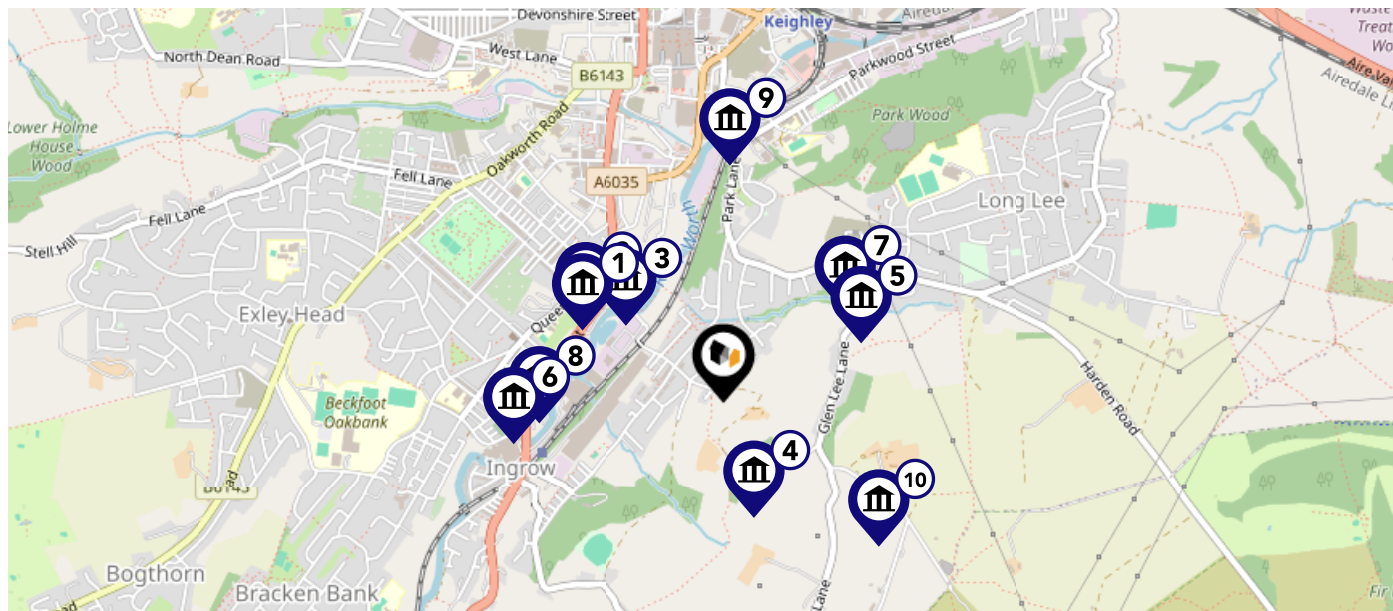
Key:











-  Power Pylons
-  Communication Masts

Maps

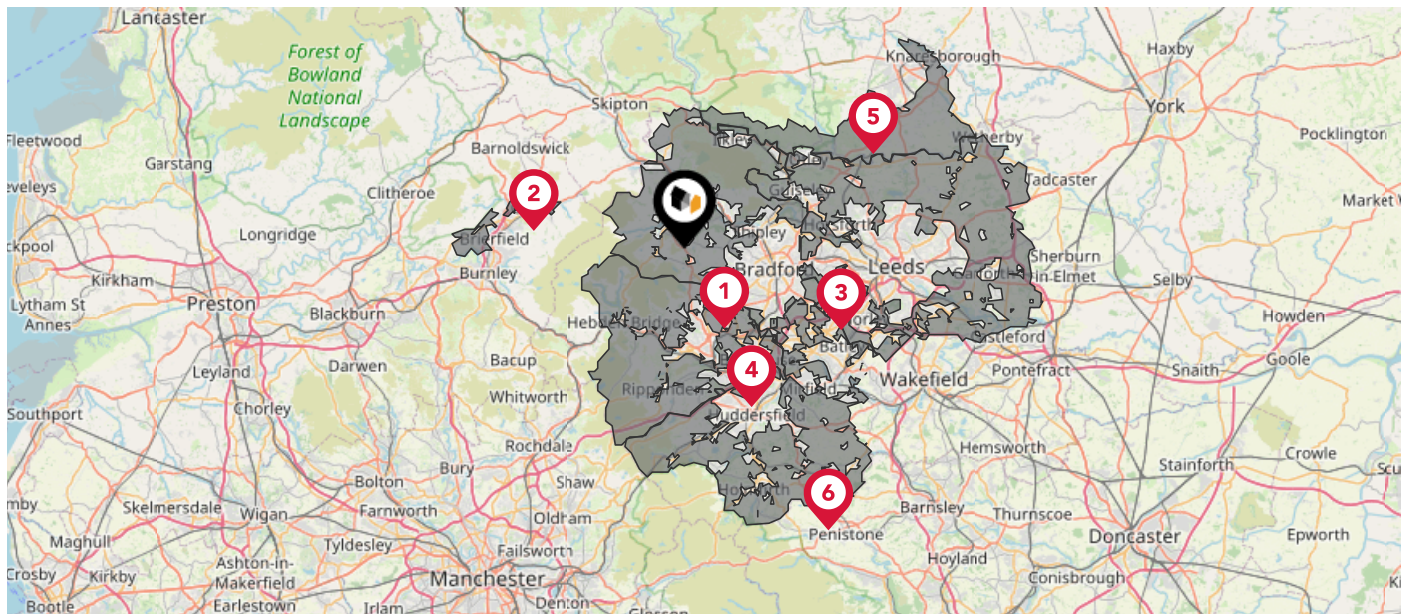
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



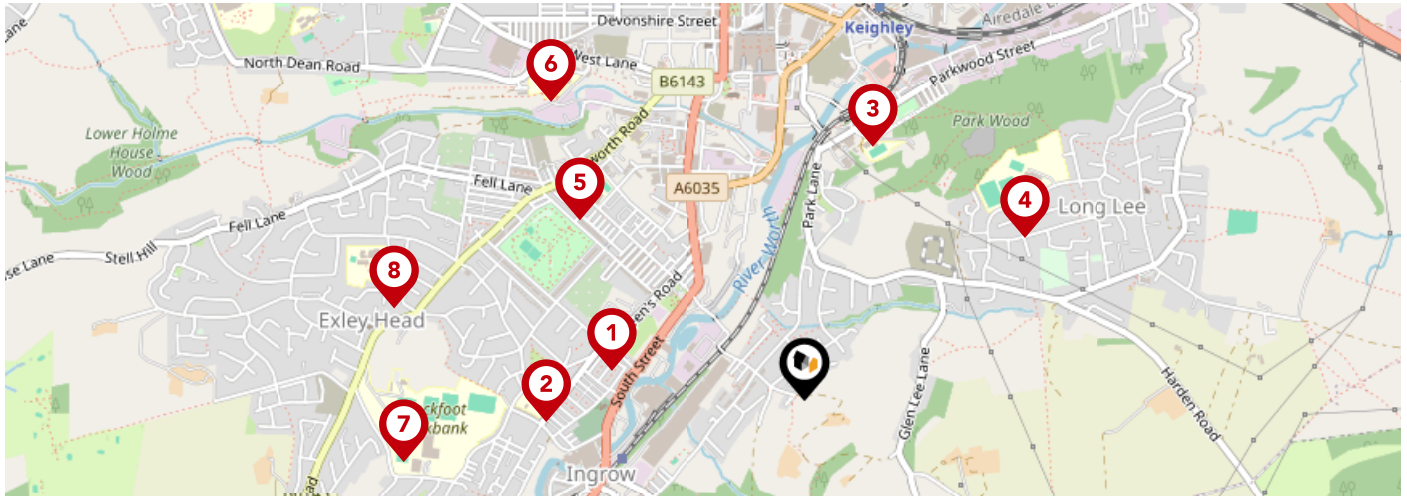
Listed Buildings in the local district	Grade	Distance
 1313965 - The Knowle	Grade II	0.3 miles
 1200779 - Two Pairs Of Gate Piers To North East Of The Knowle	Grade II	0.3 miles
 1420368 - Knowle Mill	Grade II	0.3 miles
 1134097 - Kirkstall Wood Farmhouse And Attached Barn	Grade II	0.3 miles
 1313951 - 23 And 25, Glen Lee Lane	Grade II	0.3 miles
 1134018 - Church Of St John	Grade II	0.4 miles
 1134088 - Guidestone Set In Wall Opposite Junction With Glen Lee Lane	Grade II	0.4 miles
 1313961 - Mill Building At Former Prospect Mill	Grade II	0.4 miles
 1199421 - Low Bridge At Junction Of Coney Lane, Park Lane And Long Croft	Grade II	0.5 miles
 1200582 - Back Shaw, House And Attached Barn	Grade II	0.5 miles

This map displays nearby areas that have been designated as Green Belt...

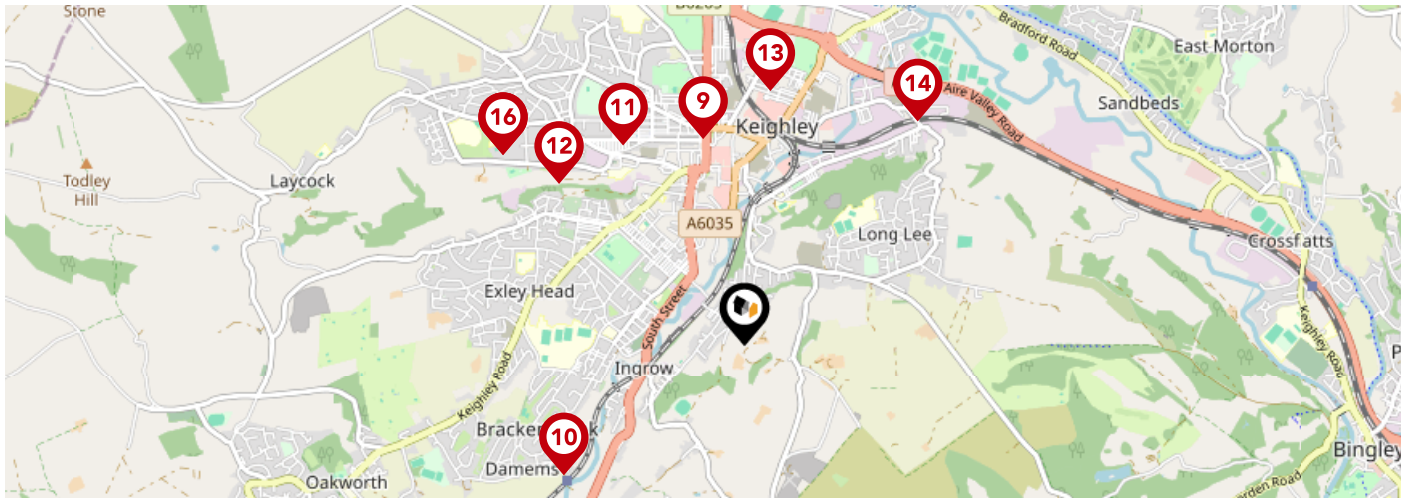










Nearby Green Belt Land

-  South and West Yorkshire Green Belt - Bradford
-  Merseyside and Greater Manchester Green Belt - Pendle
-  South and West Yorkshire Green Belt - Leeds
-  South and West Yorkshire Green Belt - Calderdale
-  South and West Yorkshire Green Belt - Harrogate
-  South and West Yorkshire Green Belt - Kirkstall



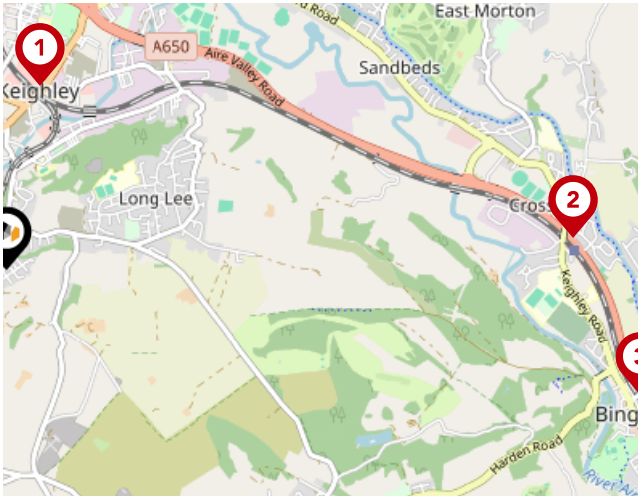
		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ingrow Primary School Ofsted Rating: Good Pupils: 401 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Parkwood Primary School Ofsted Rating: Good Pupils: 221 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Long Lee Primary School Ofsted Rating: Good Pupils: 369 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holycroft Primary School Ofsted Rating: Good Pupils: 369 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Keighley St Andrew's CofE Primary School and Nursery Ofsted Rating: Good Pupils: 331 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beckfoot Oakbank Ofsted Rating: Serious Weaknesses Pupils: 1546 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beckfoot Nessfield Ofsted Rating: Requires improvement Pupils: 278 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 255 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Worth Valley Primary School Ofsted Rating: Good Pupils: 249 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Victoria Primary School Ofsted Rating: Good Pupils: 323 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Victories Catholic School Ofsted Rating: Good Pupils: 236 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eastwood Community School Ofsted Rating: Good Pupils: 482 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strong Close Nursery School Ofsted Rating: Good Pupils: 91 Distance:1.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beckfoot Phoenix Ofsted Rating: Outstanding Pupils: 111 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merlin Top Primary Academy Ofsted Rating: Outstanding Pupils: 333 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

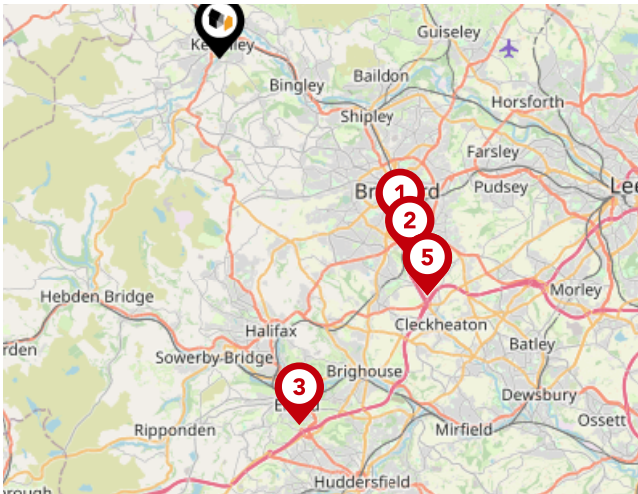
Area

Transport (National)



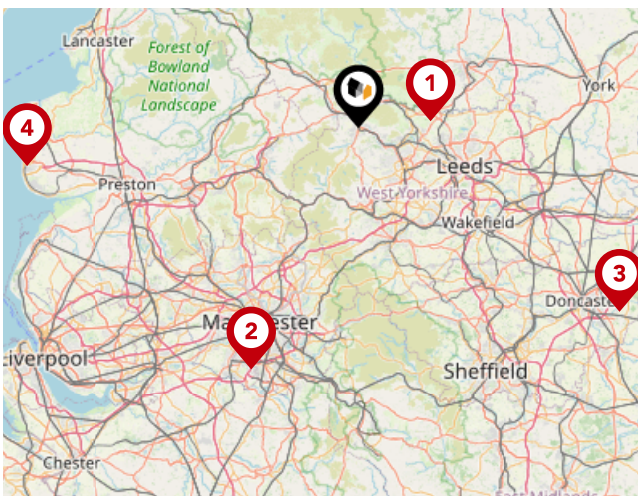
National Rail Stations

Pin	Name	Distance
1	Keighley Rail Station	0.82 miles
2	Crossflatts Rail Station	2.48 miles
3	Bingley Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	8.76 miles
2	M606 J2	9.65 miles
3	M62 J24	13.18 miles
4	M62 J26	11.07 miles
5	M606 J1	11.06 miles

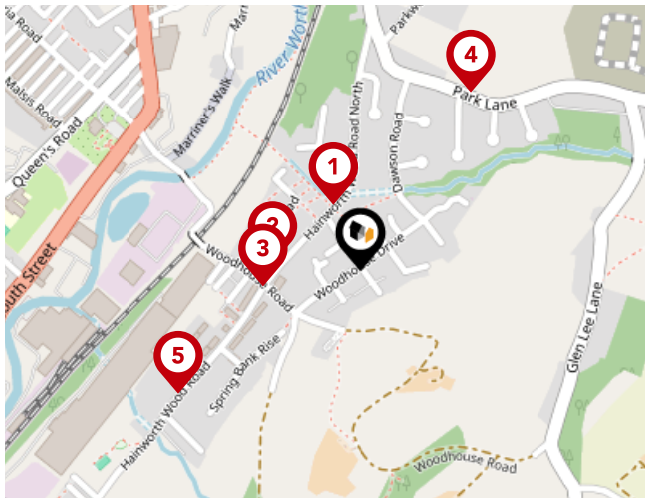


Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	10.04 miles
2	Manchester Airport	37.35 miles
3	Finningley	44.94 miles
4	Highfield	46.72 miles

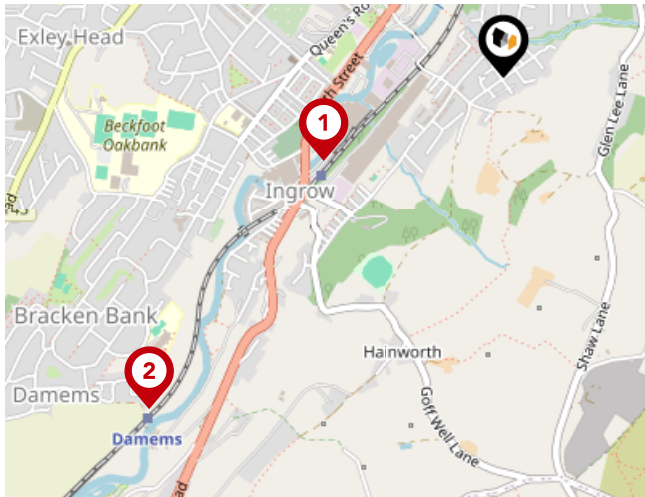
Area

Transport (Local)



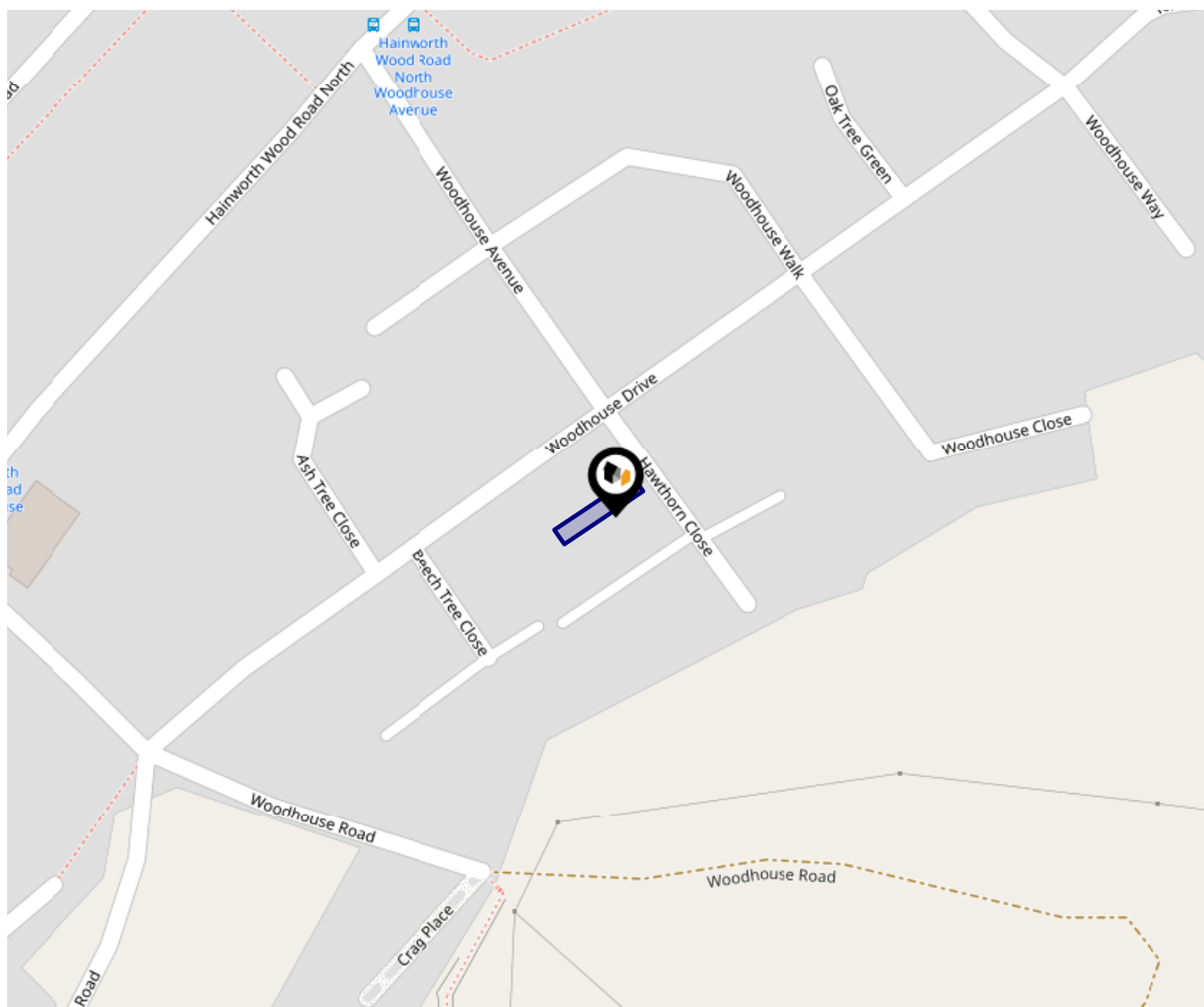
Bus Stops/Stations

Pin	Name	Distance
1	Hainworth Wood Road North Woodhouse Ave	0.08 miles
2	Hainworth Wood Rd Woodhouse Road	0.1 miles
3	Hainworth Wood Rd Woodhouse Road	0.11 miles
4	Park Lane Glenhurst Ave	0.23 miles
5	Hainworth Wood Rd Back Cliffe Terrace	0.24 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	0.43 miles
2	Damems (Keighley & Worth Valley Railway)	1.06 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

KM Maxfield

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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