

FOR SALE

£199,950 Freehold



16 Carr Grove, Riddlesden, Keighley, West Yorkshire. BD20 5HW

- Semi Detached - 3 Bedrooms
- Lounge - Dining Room - Kitchen
- Gas Central Heating - UPVC Double Glazing
- Parking Space & Gardens
- No Seller Chain



PROPERTY DESCRIPTION

Well presented three bedroom semi in a well regarded area of Riddlesden, having panoramic views across the valley to the front. There are many countryside walks close by and has the Leeds Liverpool Canal on your doorstep. East Riddlesden Hall which is part of the Natural Trust, is also a short walk away.

The property benefits from gas central heating having a new boiler fit in May 2023, UPVC double glazing, recently updated electrics, modern fixtures and fittings and oak doors throughout. Briefly comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and spacious family bathroom to the first. Outside, there is parking for one vehicle and gardens to the front, side and rear. Council tax band C. Internal viewing is essential to appreciate the accommodation. No Seller chain.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 7 mbps, Superfast 78 mbps & Ultrafast 2000 . Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door to the side and double glazed window to the front. Understairs cupboard and stairs to the first floor. Wooden floor.

Lounge

Double glazed window to the front having views across the valley. Laminate floor and television point. Inset gas fire, coved ceiling and radiator. Double doors into the dining room.

Dining Room

Double glazed window to the rear and radiator. Oak double doors into lounge.

Kitchen

Range of high gloss cream base and wall units having a complementary work surface over. Electric oven, gas hob and extractor hood. Plumbing for washing machine. 1 1/2 bowl sink unit with mixer tap. Double glazed window to the rear and double glazed door to the side. Radiator. Pantry.

First Floor

Landing

Double glazed window to the side. Access to the loft via pull down ladder.

Double Bedroom 1

Double glazed window to the front having panoramic views across the valley. Radiator.

Double Bedroom 2

Double glazed window to the rear and radiator

Bedroom 3

Double glazed window to the side and radiator.

Family Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, semi pedestal wash hand basin and low level w.c. Fully tiled walls, down lighters and radiator. Double glazed windows to the side and rear.

Outside

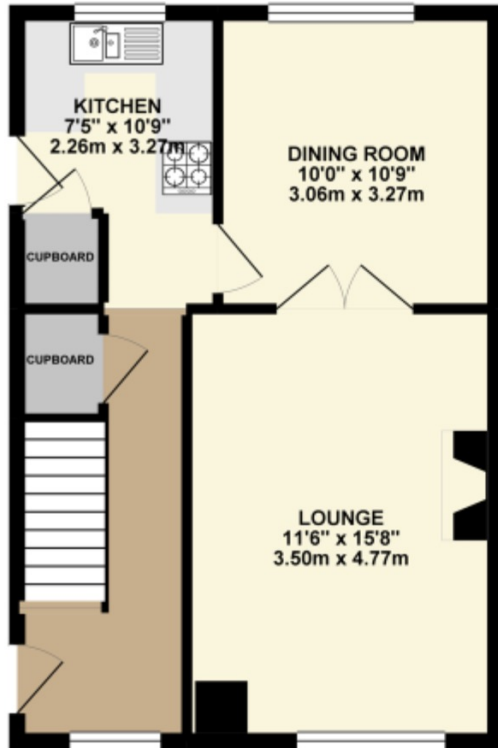
Gardens

Off road parking space to the front. Patio areas to the side. Lawned and decked garden to the rear. Fence boundaries. Under house storage with power.

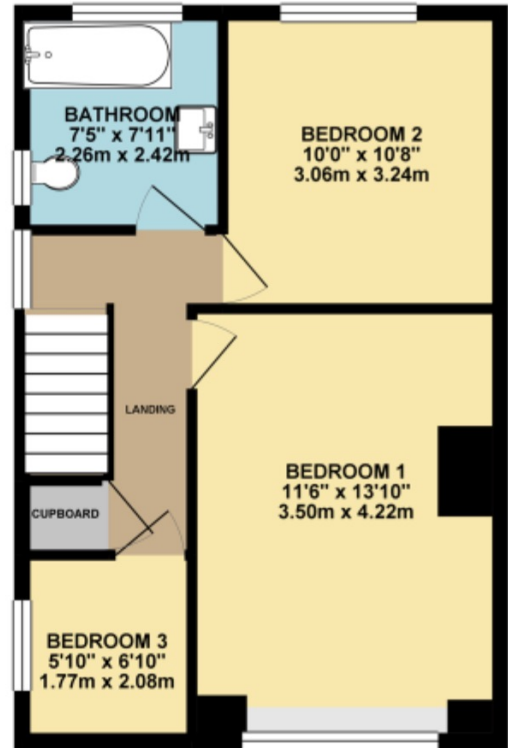


FLOORPLAN & EPC

GROUND FLOOR 456.36 sq. ft.
(42.40 sq. m.)

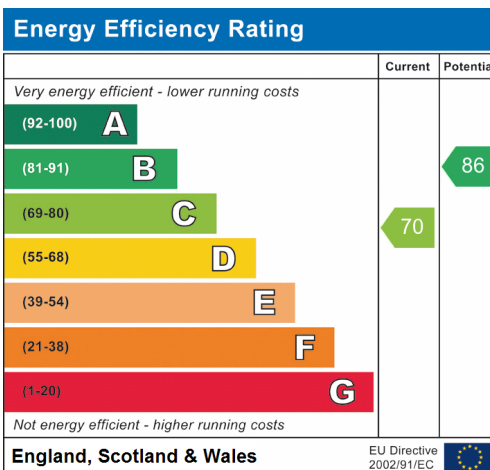


1ST FLOOR 456.36 sq. ft.
(42.40 sq. m.)



TOTAL FLOOR AREA : 912.72 sq. ft. (84.79 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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