



Day & Co
ESTATE AGENTS

28 Cavendish Street
Keighley
BD21 3RG



Wood Nook, Elam Wood Road,
Riddlesden, Keighley, West
Yorkshire, BD20 5QL

£500,000

T: 01535 664609

W: www.dayandcoestateagents.co.uk

E: keighley@dayandcoestateagents.co.uk

- INDIVIDUAL DETACHED HOUSE
- GARDENS & WOODLAND
- LEADS DOWN TO CANAL SIDE

- THREE BEDROOMS
- DISTANT VIEWS ACROSS THE VALLEY
- EPC RATING E

SUMMARY

** INDIVIDUAL DETACHED HOUSE IN WOODLAND SETTING, GARDEN & WOODLAND LEADING DOWN TO THE CANAL SIDE, THREE BEDROOMS (PLANNING PERMISSION GRANTED OCT 2021 TO MAKE INTO A FIVE BEDROOM WITH A DOUBLE STOREY REAR EXTENSION), SITUATED APPROX 1 MILE DOWN ELAM WOOD ROAD (Single Track) ON THE EDGE OF RIDDLESDEN, EPC RATING E **

FULL DESCRIPTION

An opportunity has arisen to be able to purchase this individual, mature detached residence which has a garden enjoying distant views across the valley along with woodland leading down to the Leeds, Liverpool canal. Wood Nook can be found approximately 1 mile down a single track road and is situated in this prominent hillside position on the edge of Riddlesden. The spacious accommodation briefly comprises

Ground Floor - Entrance porch leading into a dining room with patio doors opening to a conservatory which takes advantage of the views. From the dining room this leads into a spacious lounge with windows to the front that once again take advantage of the views. A kitchen/breakfast room can be found off the dining room and there is also utility/w.c. and pantry completing the accommodation to the ground floor.

First floor there is a landing giving access to three bedrooms, a family bathroom and a separate w.c.

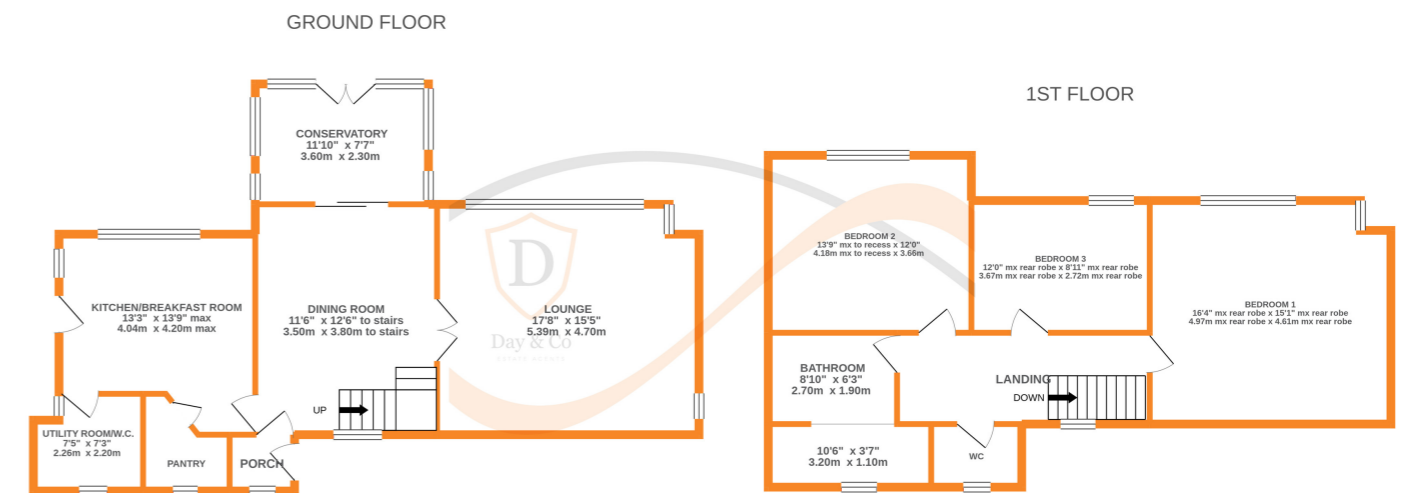
Outside there are gates opening to a driveway, large garden enjoying views, woodland leading down to the canal side and a detached garage.

Viewing of this property is strictly by appointment via sole selling agent Day & Co and an inspection is highly recommended to fully appreciate this desirable property.

Services - has mains electricity and oil fired central heating. The water is supplied by a borehole. Septic tank for sewerage. Double glazing mixture of sealed unit, upvc and secondary glazing.

Planning Permission granted 7th Oct 2021 Application No: 21/04916/HOU To Create A Double Storey Rear Extension Making It Into A Five Bedroom Property

EPC Rating E



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.
Made with Metropix ©2020