



Day & Co
ESTATE AGENTS

28 Cavendish Street
Keighley
BD21 3RG



96 Banks Lane, Riddlesden,
Keighley, West Yorkshire, BD20
5PQ

£310,000

T: 01535 664609

W: www.dayandcoestateagents.co.uk

E: keighley@dayandcoestateagents.co.uk

- Being Sold Via Secure Sale Online Bidding, Terms & Conditions Apply, Starting Bid £310,000
- Four Bedrooms & Two Attic Rooms
- Generous Size Gardens With Summerhouse & Double Garage
- Popular Location In Riddlesden/NO CHAIN

- Superb Detached Residence
- Two Reception Rooms
- Stunning far Reaching Views
- EPC Rating F

SUMMARY

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000**A SUPERB PERIOD DETACHED RESIDENCE, 4 BEDROOMS & 2 ATTIC ROOMS - STUNNING FAR REACHING VIEWS IN POPULAR LOCATION OF RIDDLESDEN!** In need of modernisation, having 2 reception rooms, generous size gardens, double garage - OFFERED FOR SALE WITH NO ONWARD CHAIN!! EPC Rating F.**

FULL DESCRIPTION

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000** Viewing is essential to fully appreciate this superb period detached residence having four bedrooms & two attic rooms, situated in the popular residential location of Riddlesden with stunning far reaching views. The well proportioned accommodation comprises of a porch leading into an entrance hall, the spacious lounge has a wood burning stove, double glazed windows to both front and side aspect. The dining room also has two double glazed windows, the kitchen having a range of base and wall mounted units, oil fired AGA cooker, and a utility cupboard with plumbing for an automatic washing machine. To the first floor the landing has a feature stained glass window, there are four good size bedrooms, the bathroom and a separate WC. To the second floor two attic rooms. Externally the property has generous size well maintained gardens to the front, side and rear with summerhouse, double garage and far reaching views to the front. Offered for sale with no onward chain, EPC Rating F.**

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

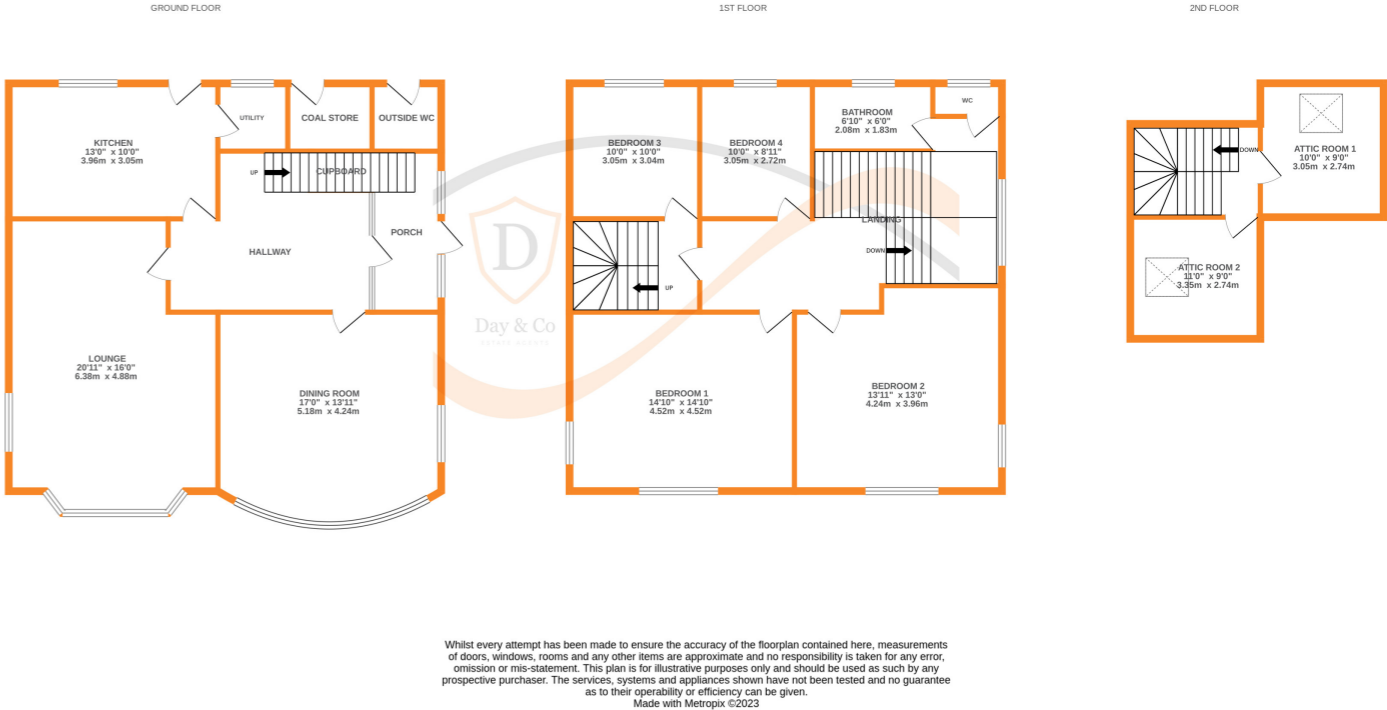
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.



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 ©2023