



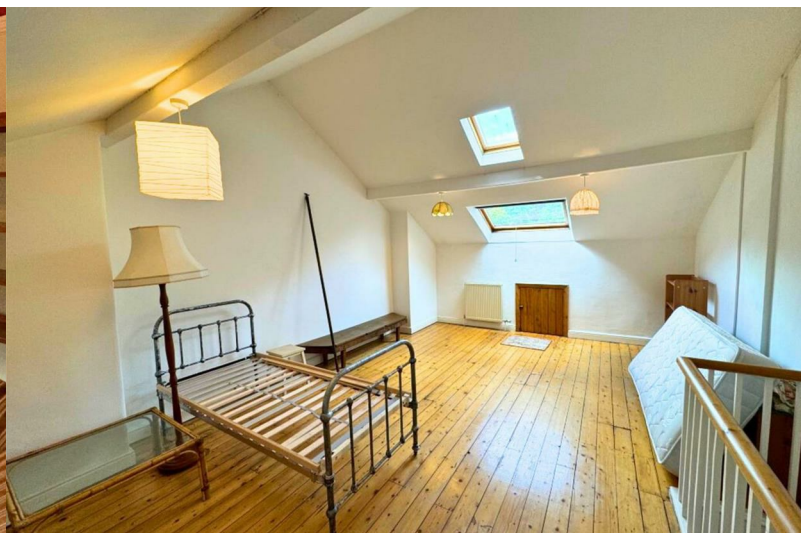
Davies Properties



10 Green Head Lane

Keighley, BD20 6EL

By Auction £160,000



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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to Green Head Lane, Keighley - a charming terraced house that could be your next dream home! This delightful property boasts a spacious 1,302 sq ft of living space, perfect for families or those who love to entertain.

Step inside to discover a cosy reception room, ideal for relaxing after a long day. With three inviting bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The property also features a well-maintained bathroom, ensuring convenience for all residents.

Built in circa 1900, this house exudes character and history, offering a unique charm that is hard to find elsewhere. Whether you're a first-time buyer looking to step onto the property ladder or a seasoned homeowner seeking a new adventure, this property has something for everyone.

Located on the outskirts of Keighley, you'll have easy access to local amenities, schools, and transport links, making everyday life a breeze. Don't miss out on the opportunity to make this house your own and create lasting memories in a place you can truly call home. Book a viewing today and start envisioning the endless possibilities that Green Head Lane has to offer!

LOWER GROUND FLOOR

Cellar
15'8" x 3'11" (4.8m x 1.2m)

GROUND FLOOR

Entrance Hall
With a wooden and stained glass entrance door leading into the entrance hall. Central heating radiator and stairs leading off to the first floor.

Lounge
15'10" (into bay window) x 10'11" (4.83m (into bay window) x 3.33m)
With a wood framed sash 'bay' stained glass window, complimented with secondary glazing, feature fireplace, central heating radiator and coving to the ceiling.

Dining Room
13'5" x 12'11" (4.09m x 3.94m)
With exposed floorboards, central heating radiator, access to the cellar, a 'feature' bricked inglenook fireplace, cupboard and drawers built into one of the alcoves.

Kitchen
10'9" x 5'9" (3.28m x 1.75m)
With 'joiner-made' solid wood base units, porcelain sink, work surfaces over, tiled walls, wood framed single glazed stained glass window to the rear elevation with secondary glazing and entrance door leading out to the rear garden.

FIRST FLOOR

Landing

Master Bedroom
14'5" (max) x 13'6" (4.39m (max) x 4.11m)
With wood-framed single glazed stained glass windows with secondary glazing to the front elevation, central heating radiator, ornate original fireplace and a useful under stairs storage cupboard.

Bedroom Two
11'9" x 10'11" (3.58m x 3.33m)
With a wood framed single glazed stained glass window and a central heating radiator.

Bathroom
10'9" x 5'10" (3.28m x 1.78m)
With a white three-piece suite comprising of panelled bath with shower mixer tap, pedestal hand wash basin and W/C, tiled walls complimented with glass splash-back tiles, central heating radiator, wood framed single glazed stained glass window to the rear elevation with secondary glazing. Storage cupboard housing the boiler.

SECOND FLOOR

Attic Bedroom
21'01" x 14'5" (6.43m x 4.39m)
This is a large attic bedroom with exposed floorboards, useful under eaves storage to both ends, two central heating radiators and two Velux windows allowing copious amounts of light to flow through the room. There is potential to convert this into two bedrooms if desired.

EXTERIOR

Low maintenance front garden with Yorkshire stone flags and mature bushes/shrubs. The rear patio area is flagged and provides a good space to sit out and enjoy the summer months and can also be used as a parking space.

OTHER INFORMATION

- ~ Council Tax Band: C
- ~ Tenure: Freehold
- ~ Parking: On-street but there is potential to use the flagged area to the rear of the property.
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.

AUCTIONEER'S 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 Auctioneer's 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.

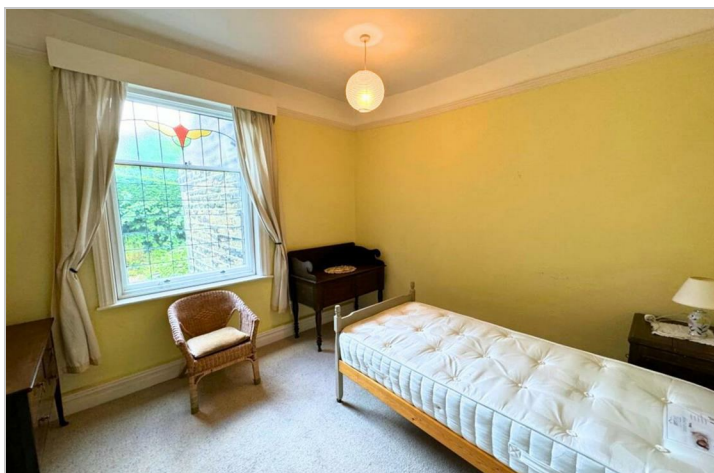
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

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.

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% incl VAT (subject to a minimum of £6,000 incl 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.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



Hybrid Map



Terrain Map



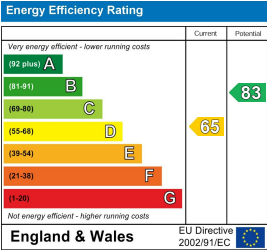
Floor Plan



Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.