



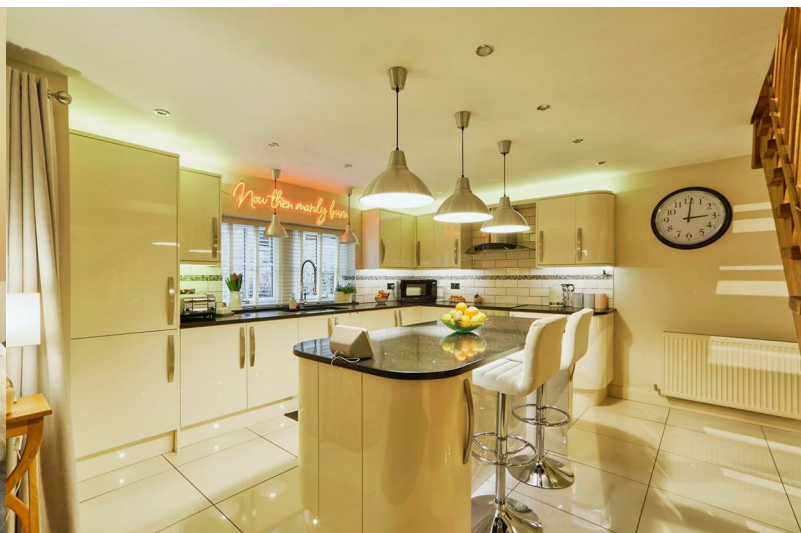
# Davies Properties



## 20 High Cote

Riddlesden, Keighley, BD20 5DQ

Guide Price £450,000





# 20 High Cote

Riddlesden, Keighley, BD20 5DQ

Guide Price £450,000



A rare opportunity to acquire this **DISTINCTIVE EXECUTIVE HOME** set within a tranquil rural setting close to the Leeds-Liverpool Canal. Built in 2000 and lovingly maintained by the same family for 18 years, the property offers an impressive combination of **SPACE, STYLE and SECLUSION**, with striking countryside views and access to scenic waterside walks.

The surrounding woodland and canal-side footpaths create a haven for walkers and wildlife enthusiasts alike. Daily life here offers a peaceful, village-like atmosphere with a charming canal-side pub under a mile away. Nearby amenities include a Co-op and a traditional family-run butcher, ensuring convenience without compromising the location's idyllic charm.

The house itself offers flexible family living across three floors, with **FOUR GENEROUS BEDROOMS**, three of which benefit from **EN-SUITE BATHROOMS**. Natural light floods through uPVC double-glazed windows, and the property is kept warm via an efficient gas central heating system.

Externally, the house enjoys a well-kept rear **GARDEN** - private and enclosed - ideal for relaxing, entertaining, or play. A spacious **INTEGRAL DOUBLE GARAGE** with electric 'up and over' doors offers secure storage or workspace potential, and there is extensive **OFF-ROAD PARKING** for multiple vehicles, perfect for growing families or guests.

Offered as **FREEHOLD**, this is a highly appealing long-term purchase in a location where properties seldom come to market. With its combination of practicality, character and tranquillity, this property is a compelling prospect for discerning buyers seeking a forever home with countryside on the doorstep and connections close at hand.

Viewings are highly recommended to fully appreciate the scale, setting, and unique appeal of this much-loved home.

## GROUND FLOOR

### Hallway

An open-plan staircase, expertly crafted from green oak, leads seamlessly to the first floor.

### Family Kitchen & Dining Area

25'3" x 13'4" (7.70m x 4.06m)

Featuring a stable-style wooden double-glazed entrance door, this modern family living space exudes both charm and functionality. The ceramic-tiled flooring adds a practical yet stylish touch, creating a welcoming hub for family life - perfect for relaxing, sharing meals, and catching up on the day's events.

The kitchen is fitted with an impressive range of high-gloss wall and base units, complemented by granite work surfaces incorporating a recessed double stainless steel sink and tiled splash-backs. Integrated appliances include a fridge/freezer, dishwasher, and a double electric oven with an induction hob and extractor hood. At the heart of the kitchen lies a central breakfast island, serving as both a practical workspace and a stylish focal point. A UPVC double-glazed window to the front elevation allows for ample natural light, while recessed spotlights and two central heating radiators ensure the space is both bright and comfortable. An access door conveniently leads to the integral garage.

The dining area flows seamlessly from the kitchen in an open-plan layout, with the ceramic tiling extending throughout. Additional features include a central heating radiator, recessed ceiling spotlights, and wooden double-glazed French doors that open onto the rear of the property, offering a seamless transition to outdoor living.

### Utility Room

7'3 x 4'6" (2.21m x 1.37m)

The ceramic tiling flows seamlessly into this space, which is equipped with high-gloss wall and base units complemented by sleek granite work surfaces. The design incorporates a recessed stainless steel sink for a clean, modern finish. Additionally, the room offers plumbing for a washing machine, space for a tumble dryer, and is illuminated by recessed spotlights, enhancing both functionality and style.

### W/C

A convenient cloakroom featuring ceramic tiled flooring, a modern W/C, a half-pedestal wash basin, and elegantly half-tiled walls. The space is further enhanced by an extractor fan and recessed ceiling spotlights, combining practicality with a sleek and polished finish.

## FIRST FLOOR

### Landing

Featuring a staircase providing access to both the second floor and ground floor levels, seamlessly connecting the living spaces throughout the property.

### Living Room

18'11" x 18'2" (5.77m x 5.54m)

Boasting elegant solid oak floorboards, this space is filled with natural light from uPVC double-glazed windows on two elevations and wooden double-glazed French doors that open onto the decked terrace area. Additional features include two central heating radiators, recessed ceiling spotlights, and tasteful coving, creating a warm and inviting atmosphere.

### Principal Bedroom

12'8" x 11'7" (3.86m x 3.53m)

This room is enhanced by a uPVC double-glazed window that allows for ample natural light, complemented by a central heating radiator and recessed ceiling spotlights, ensuring a bright and comfortable ambiance.

### En-suite

11'7" x 5'6" (3.53m x 1.54m)

Featuring a panelled bath with a shower overhead, this stylish bathroom includes a built-in hand wash basin and W/C for a sleek, modern look. The space is beautifully finished with tiled flooring and walls, a mirrored wardrobe thoughtfully designed to provide extensive storage capacity while adding a sense of elegance and depth to the space, a chrome heated towel rail, and recessed ceiling spotlights, combining practicality with contemporary elegance.

### Bedroom Three

11'3" x 7'2" (3.43m x 2.18m)

This room is thoughtfully designed with a uPVC double-glazed window that invites natural light, a central heating radiator for added comfort, and recessed spotlights in the ceiling, providing a bright and welcoming atmosphere.

### En-suite

9'10" x 5'6" (3.00 x 1.68)

This well-appointed bathroom features a panelled bath with a shower overhead, complemented by a half-pedestal hand wash basin and W/C. The space is finished with stylish tiled flooring and walls, along with a convenient walk-in storage cupboard with ample hanging space. Additional highlights include a central heating radiator and a uPVC double-glazed window, ensuring both practicality and comfort.

## SECOND FLOOR

### Landing (with wardrobe storage)

A spacious landing enhanced by a Velux window that bathes the area in natural light, complemented by two interconnected storage cupboards providing extensive practical storage options, including ample wardrobe hanging space.

### Bedroom Two

14'00" x 13'11" (4.27m x 4.24m)

This room is enhanced by a Velux window that allows for an abundance of natural light, complemented by wood-effect laminate flooring and a central heating radiator, creating a warm and inviting atmosphere.

### En-suite

11'00" x 5'10" (3.35m x 1.78m)

This luxurious bathroom features a relaxing jacuzzi bath, a half-pedestal wash basin, and a W/C. The space is further enhanced by a Velux window, tiled flooring and walls, and a central heating radiator, combining comfort with contemporary style.

### Bedroom Four

This room is beautifully finished with wood-effect laminate flooring, a Velux window, and a uPVC double-glazed window, ensuring plenty of natural light. A central heating radiator adds warmth and comfort, creating a cosy and inviting space.

### Garage

18'11" x 18'10" (5.77m x 5.74m)

A spacious double garage featuring two electric 'up & over' doors for ease of access, offering convenient and practical storage. The garage also houses the property's boiler.

### EXTERIOR

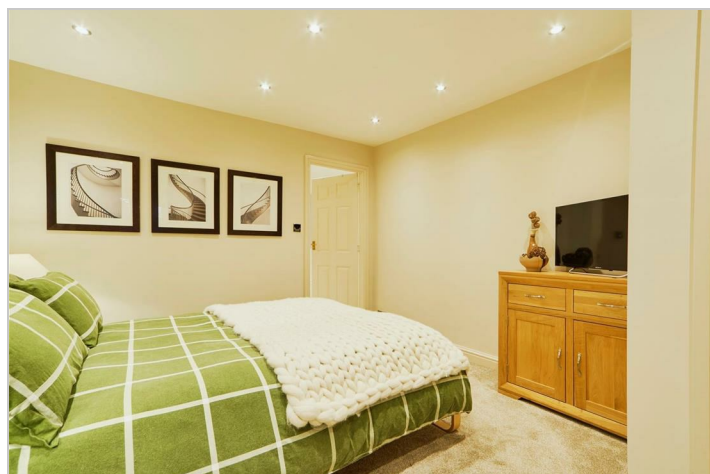
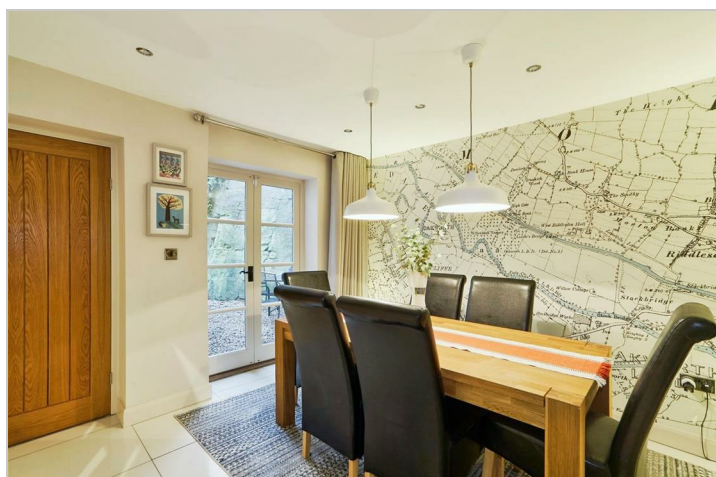
The property is complemented by a gravelled driveway offering ample off-road parking for several vehicles. To the rear, the enclosed garden provides a peaceful retreat, perfect for relaxing outdoors. Stairs lead up the side of the property to a decked balcony/terrace area, offering an ideal setting for al-fresco dining and enjoying the summer months. The tranquil woodland garden with wild flowers, garlic and ferns, is reached via rustic curved steps that lead you up to a bench with a view and continue to a gate which leads out to either endless countryside walks, or a nice loop which takes you along the canal.

### OTHER INFORMATION

Tenure: Freehold

Council Tax: Band 'E'

Parking: Double integral garage and ample off-road parking on the gravelled driveway.









Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

**First Floor**

**Second Floor**

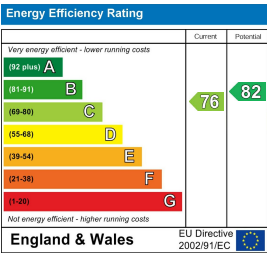
Total floor area 196.1 m<sup>2</sup> (2,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)

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.