



Davies Properties



41 Bentley Court

Parkwood Rise, Keighley, BD21 4RG

£35,000



A two-bedroom apartment situated on the 5th floor of a purpose-built tower block, within convenient reach of the town centre.

Offered with vacant possession, this property presents a versatile opportunity for a range of purchasers, particularly buy-to-let investors seeking consistent rental demand in the area. Apartments in this development have historically proven popular within the local rental market.

The accommodation comprises an entrance hall, a useful storage/utility cupboard, an open-plan living and kitchen area, two bedrooms, and a bathroom. Further benefits include uPVC double glazing and electric wall-mounted heaters.

With its central location and straightforward access to local amenities and transport links, this flat offers a practical and potentially rewarding investment proposition.



Entrance Hall

Bedroom One 14'8" x 12'4" (4.47m x 3.76m)

With two uPVC double glazed windows and an electric wall heater.

Bedroom Two 13'5" x 10'11" (4.09m x 3.33m)

With a uPVC double glazed window and an electric wall heater.

Kitchen/Living Space 25'0" x 11'8" (7.62m x 3.56m)

With two uPVC double glazed windows and an electric wall heater. The kitchen area has a selection of wall and base units with work-surfaces over, stainless steel sink, single electric oven and hob with extractor hood over and plumbing for a washing machine.

Bathroom 8'1" x 7'7" (2.46m x 2.31m)

With a white three-piece suite comprising of panelled bath with shower mixer tap, pedestal hand wash basin and W/C.

Store Cupboard 8'9" x 3'2" (2.67m x 0.97m)

A useful utility storage cupboard.

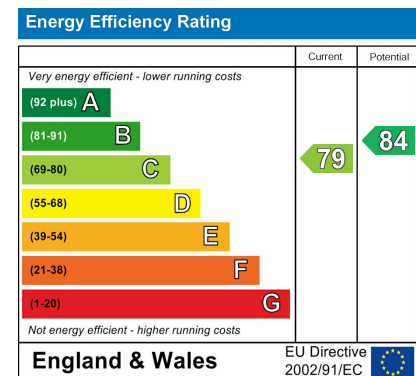
Additional Information

- ~ Tenure: Leasehold
- ~ Term of Lease: 250 years from 1st January 2017
- ~ Lease End Date: 31st December 2266
- ~ Service Charge: £250.00 per month
- ~ Ground Rent: £180.00 per annum
- ~ Council Tax Band: A
- ~ Parking: On street no permit required
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.

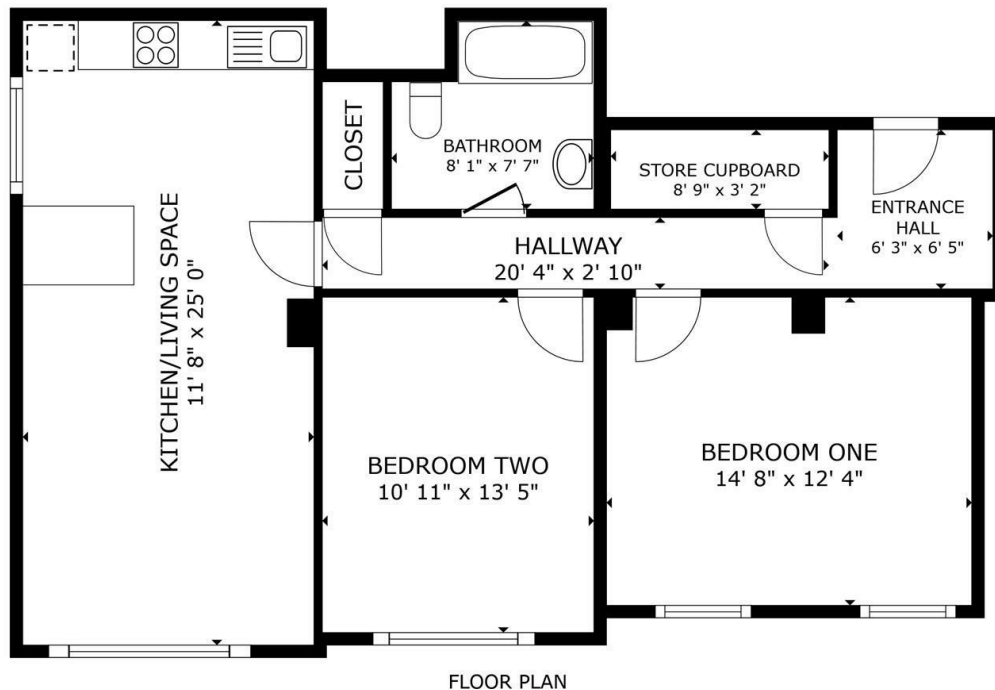
Area Map



Energy Efficiency Graph



Floor Plan



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 847 sq.ft.
TOTAL : 847 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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