



Davies Properties



65 Bradford Road

Riddlesden, Keighley, BD21 4EZ

Auction Guide £135,000



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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

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.

A well-proportioned family home situated in a sought-after residential location, conveniently positioned for access to a range of local amenities and on a main bus route to Leeds, Bradford and Keighley town centre. The property has been recently decorated and offers 'ready to move into' accommodation' and is currently vacant and offered for sale with no upward chain, making it an ideal opportunity for a swift and hassle-free purchase.

The accommodation briefly comprises an entrance hall, a spacious lounge, and a modern dining kitchen to the ground floor. To the first floor are three well-appointed bedrooms and a family bathroom.

Additional advantages include uPVC double glazing, gas central heating with a combination boiler newly installed within the last four years, and a fitted kitchen also installed around the same time, providing a contemporary and functional environment ideal for modern family living. The entire property has likewise undergone a full electrical rewire within the last four years. Furthermore, the current owners have invested approximately £8,000 in replacing one full side of the roof.

Externally, the property enjoys a lawned garden to the front and a generous block-paved driveway to the rear, offering ample off-road parking for multiple vehicles.

GROUND FLOOR

Entrance Hall

Accessed via a uPVC entrance door, the hallway includes a central heating radiator and a staircase leading to the first floor.

Dining Kitchen

10'11" x 17'1" (3.33m x 5.21m)

A modern kitchen, installed within the last four years, fitted with a range of wall and base units with complementary work surfaces and tiled splash-backs. Incorporating a one and a half bowl stainless steel sink, integrated dishwasher, integrated electric oven with gas hob and extractor hood over, and plumbing for a washing machine. The central heating boiler was also installed within the last four years and is neatly housed within a cupboard. There is a uPVC double glazed window to the rear elevation, recessed ceiling spotlights, and a uPVC double glazed door providing access to the rear.

Living Room

14'7" x 14'2" (4.45m x 4.32m)

Featuring a uPVC double glazed bay window to the front elevation, a wall-mounted electric feature fire, and a decorative circular stained

glass window. A useful under-stairs storage area completes the space.

FIRST FLOOR

Landing

With a uPVC double glazed window to the front elevation.

Bedroom 1

11'9" x 11'4" (3.58m x 3.45m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

10'11" x 8'8" (3.33m x 2.64m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom 3

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

With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

9'1" x 5'0" (2.77m x 1.52m)

A contemporary bathroom fitted with a modern three-piece suite comprising a walk-in shower cubicle, low-level WC, and a vanity wash basin. Finished with floor and wall tiling, chrome heated towel rail, extractor fan, recessed ceiling spotlights, and a uPVC double glazed window to the side elevation.

EXTERIOR

To the front of the property is a lawned garden with gated access, and a pathway leads along the side elevation. To the rear, there is a block-paved driveway offering generous off-road parking for multiple vehicles.

ADDITIONAL INFORMATION

~ Tenure: Freehold
~ Council Tax Band: B
~ Parking: Private Driveway
~ 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 Agent's 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 procedures 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'.

These prices are subject to change.



Road Map



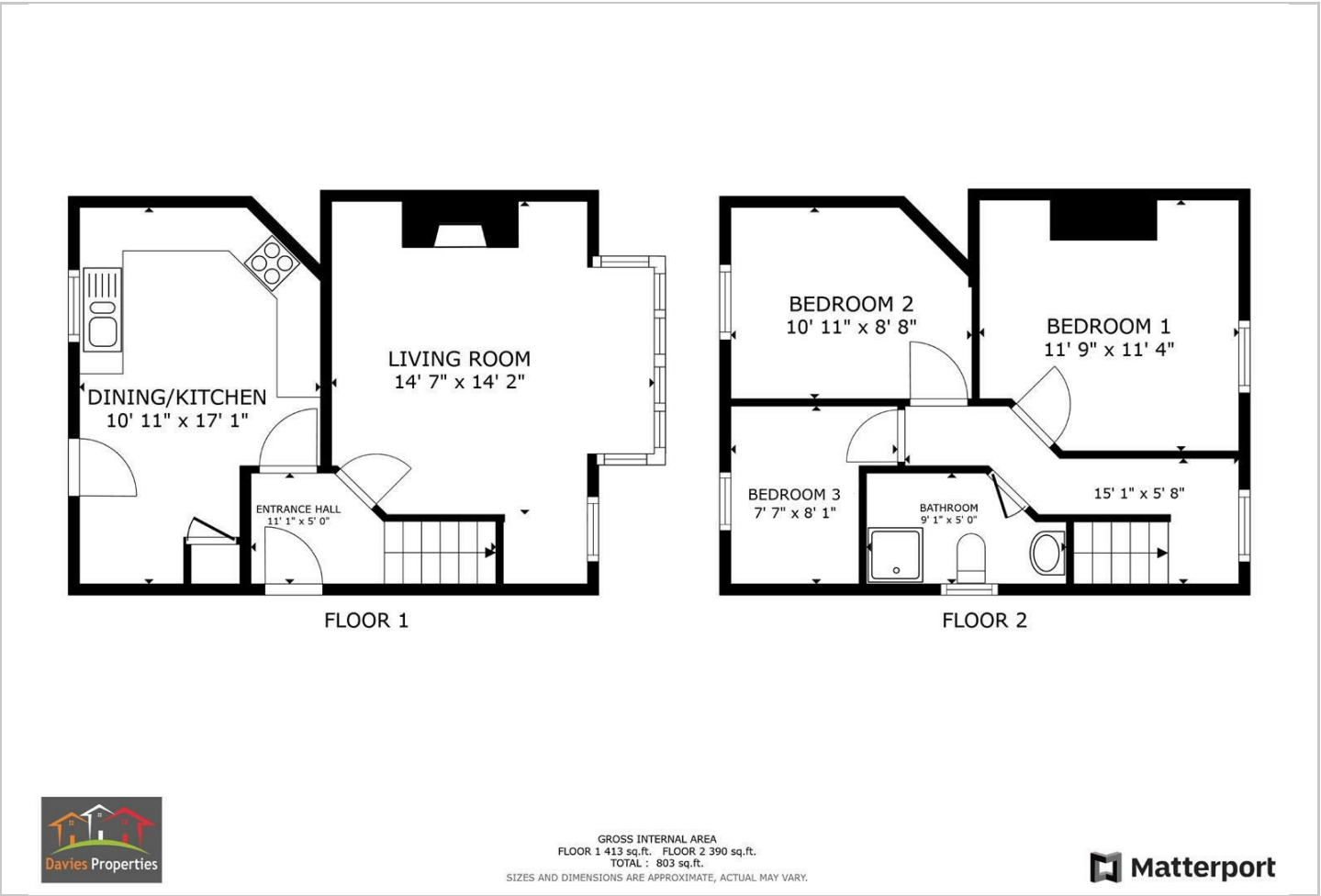
Hybrid Map



Terrain Map



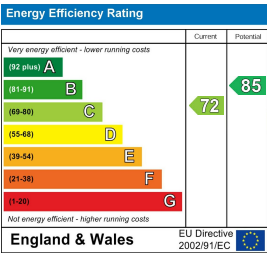
Floor Plan



Viewing

Please contact our Davies Properties Sales 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.