

# HUNTERS®

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## Towpath House

Canal Road, Riddlesden, Keighley, BD20 5AG

Asking Price £130,000



A spacious duplex apartment very nicely positioned next to the Leeds/Liverpool canal. The property briefly comprises: lift to the upper floors, entrance hall, open plan living area modern fitted kitchen with integral appliances, modern bathroom with 3 piece suite in white and shower over bath, two bedrooms and mezzanine with shower room. The property benefits from a door entry system and garage. Within close proximity to local shops and amenities. EPC Rating D.

We have been informed by the vendor the following

- Lease 999 years from 2004
- No ground rent
- Annual service charge £2300.00



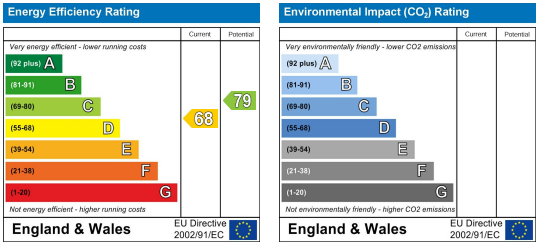
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.