



The Ridings, Utley, BD20 6DX

Asking Price £249,950

- STONE BUILT SEMI DETACHED PROPERTY
- BEDROOM WITH BALCONY
- DOUBLE DRIVEWAY
- OPEN PLAN FRONT GARDEN
- CUL-DE-SAC LOCATION
- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- PERFECT FAMILY HOME

The Ridings, Utley BD20 6DX

Wilman and lodge are delighted to place onto the open market this fabulous THREE DOUBLE BEDROOM, STONE BUILT, SEMI-DETACHED HOUSE with STUNNING BALCONY TO ONE OF THE BEDROOMS. Outside offers an OPEN PLAN GARDEN TO THE FRONT with DRIVEWAY leading to an INTEGRAL SINGLE GARAGE and ENCLOSED LOW MAINTENANCE GARDEN TO THE REAR. A super opportunity for those seeking a home ready to move into and enjoy, in a quiet corner of this desirable hamlet.



Council Tax Band: D



PROPERTY DETAILS

Wilman and Lodge proudly present to the market this stunning three double bedroom, stone-built semi-detached house, boasting a charming balcony off the bedroom, ideal for basking in the sunshine while soaking in the views. Nestled in a tranquil corner of a delightful hamlet, this residence promises an exceptional living experience.

Step into the inviting entrance porch, leading to a warm and cozy sitting room adorned with an attractive fireplace. The rear dining room provides seamless access to both the conservatory and the well-appointed kitchen, with convenient direct access to the side of the dwelling. Completing the ground floor is a practical cloakroom and utility area, cleverly converted from the rear of the garage.

Ascend to the first floor, greeted by a spacious landing featuring a light-filled office area. The luxurious master bedroom boasts an en suite shower room, while the second bedroom offers access to the stunning sunny balcony. An additional double bedroom and a lavish five-piece bathroom complete the upper level.

Outside, the property features an open-plan garden to the front with a double driveway and additional parking, along with an integral garage. A paved pathway leads to the rear of the dwelling, unveiling a private enclosed low-maintenance garden.

Lower Utley, accessed via a cobbled lane leading to the prestigious Keighley Golf Club, is home to The Ridings, a small cul-de-sac development boasting high-quality stone properties. Local amenities including shops and a pub are just a short stroll away, complemented by convenient access to the local bus service. Positioned midway between Silsden and Keighley, this residence offers an excellent selection of amenities and transport links, ideal for commuters.

Whether you're searching for a family home, downsizing, or embarking on your first property purchase, this charming abode in a lovely hamlet offers substantial accommodation and warrants your attention.



Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 109.8 m² ... 1182 ft² (excluding garage, balcony)
 All measurements are approximate and for display purposes only