





## welcome to

# **Apartment 22 Canal Road, Riddlesden Keighley**

Stylish Two-Bedroom Apartment with Scenic Canal Views

Experience the best of contemporary living in this elegant two-bedroom apartment, featuring breathtaking views of the scenic Leeds Liverpool Canal,





\*\*Modern two Bedroom Apartment with Canal Views\*\*

Discover contemporary living at its finest in this modern two bedroom apartment, boasting stunning views of the picturesque Leeds Liverpool Canal.

Step inside to find a spacious open plan kitchen and living area, perfect for entertaining or relaxing in style. The kitchen has ample cupboards and counter space, making meal preparation a delight. The kitchen and living area both bathed in natural light with captivating canal views.

The apartment features two generous double bedrooms, ensuring plenty of space for relaxation and storage. The master bedroom includes a chic ensuite shower room. A well-appointed main bathroom serves the second bedroom and guests.

Additional highlights of this exceptional property include designated parking for convenience and peace of mind. Offered with no onward chain, this apartment presents a fantastic opportunity for first-time buyers, downsizers, or investors seeking a ready-to-move-in home.

Don't miss out on the chance to make this stunning apartment your new home. Contact us today to arrange a viewing and experience the best in modern canal-side living.











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# **Apartment 22 Canal Road, Riddlesden Keighley**

- Two Double Bedrooms
- Main Bathroom and Shower En-Suite
- Open Plan Kitchen Living Area
- Designated Parking
- Canal Views

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1914.52

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.









Please note the marker reflects the postcode not the actual property

### view this property online holroydsestateagents.co.uk/Property/KEI103687



Property Ref: KEI103687 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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