



**Jubilee Drive, Keighley BD21 1LS**

**holroyds**



***welcome to***

**Jubilee Drive, Keighley**

Offered to the market via the Modern Method of Auction, this characterful three bedroom family home boasts generous living spaces, stunning gardens, driveway and a garage - all within easy reach of local amenities and transport links.



Accessed through a small external porch leading into an entrance hall, where you'll find access to a spacious kitchen, separate dining room, and a large lounge. The lounge is a standout feature, filled with natural light from a substantial bay window framing valley views. The dining room also benefits from a generous bay window and offers direct access to the garden, making it ideal for family meals or entertaining. The kitchen provides ample worktop space, integrated appliances, with yet another window perfectly positioned to take in the views.

The home offers three well-proportioned bedrooms. The master bedroom includes fitted wardrobes, while the second bedroom is also a spacious double with those same captivating views enjoyed from the ground floor. The third bedroom is a practical single, ideal as a child's room or study. The house bathroom features a bath, wash basin and WC, offering functional space with scope for modernisation.

The extensive garden is a true highlight - beautifully maintained and generous in size, offering a peaceful retreat or the perfect place for families to enjoy the outdoors.

The property also features a detached garage and a private driveway, offering ample parking and additional storage space.

Although the property requires updating throughout, it offers incredible potential for those seeking a rewarding project.

This is a fantastic opportunity to acquire a distinctive family home with character, space, and unbeatable views.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



**view this property online** [holroydsestateagents.co.uk/Property/KEI104041](https://holroydsestateagents.co.uk/Property/KEI104041)



**welcome to**

## **Jubilee Drive, Keighley**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached
- Driveway and Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£170,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104041](https://holroydsestateagents.co.uk/Property/KEI104041)



Property Ref:  
KEI104041 - 0004

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.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**holroyds**



**01535 610021**



[keighley@holroydsestateagents.co.uk](mailto:keighley@holroydsestateagents.co.uk)



59 North Street, KEIGHLEY, West Yorkshire,  
BD21 3SL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**