



**Scott Lane West, Riddlesden Keighley BD20 5BX**

**holroyds**



***welcome to***

**Scott Lane West, Riddlesden Keighley**

A beautifully presented two-bedroom mid-townhouse situated in the sought-after village of Riddlesden. With modern interiors, generous living space, and attractive gardens, this home is ready to move into and will appeal to a variety of buyers.



The ground floor comprises a generous-sized living room and a modern kitchen diner. The living room is a bright and welcoming space, filled with natural light from the large bay window. Neutral decor creates the perfect blank canvas for a range of furnishings and styles. The kitchen diner is the true heart of the home, beautifully finished with contemporary fixtures and fittings. It offers ample workspace, plenty of cupboard storage, integrated appliances, and a feature kitchen island. Built-in storage completes the practicality of this well-designed space.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and finished to a high standard. Completing the accommodation is a stylish house bathroom, comprising a modern three-piece suite with quality fixtures and fittings.

Externally, the property enjoys gardens to both the front and rear. The front offers a raised decking area, perfect for enjoying open views across the Aire and Worth Valley, along with a low-maintenance pebbled garden. To the rear, a good-sized tiered garden offering plenty of scope for seating or planting, this is an excellent space for relaxing or family use.

Viewing highly recommended.

### **Living Room**

14' 6" MAX x 11' 5" MAX ( 4.42m MAX x 3.48m MAX )

### **Kitchen**

14' 2" MAX x 10' 8" MAX ( 4.32m MAX x 3.25m MAX )

### **Bedroom 1**

10' 9" MAX x 12' 5" MAX ( 3.28m MAX x 3.78m MAX )

### **Bedroom 2**

10' 6" MAX x 8' 4" MAX ( 3.20m MAX x 2.54m MAX )



***view this property online*** [holroydsestateagents.co.uk/Property/KEI104399](https://holroydsestateagents.co.uk/Property/KEI104399)



welcome to

## Scott Lane West, Riddlesden Keighley

- 2 Double Bedrooms
- Modern interior throughout
- Gardens to the Front and Rear
- Views across the Aire and Worth Valley
- Ample Built in Storage throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104399](https://holroydsestateagents.co.uk/Property/KEI104399)



Property Ref:  
KEI104399 - 0003

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)**