



**Beauvais Drive, Riddlesden Keighley BD20 5LQ**

**holroyds**



***welcome to***

**Beauvais Drive, Riddlesden Keighley**

This well-presented mid-terrace property offers spacious accommodation and fantastic potential for buyers looking to add their own touch. Conveniently located in the sought-after village of Riddlesden, this home ticks all the boxes. Early viewing recommenced.



Upon entering the ground floor you are welcomed by a entrance hallway leading into a generously sized living room, filled with natural light from the attractive bay window. Flowing through to an additional reception room, this versatile space is ideal as a dining area for family meals or entertaining guests, with French doors opening out onto the rear yard. The kitchen is well maintained, providing ample workspace and cupboard storage, along with space for appliances including a washing machine and fridge freezer.

The first floor comprises two double bedrooms, one of the doubles benefit from built-in wardrobes, plus a single bedroom ideal for a home office or guest room. Completing the accommodation is the house bathroom, fitted with a three-piece suite and shower over the bath.

Externally the property features a low-maintenance front garden and a paved rear yard, offering a private outdoor area to enjoy.

### **Living Room**

13' 5" Max x 11' 9" Max ( 4.09m Max x 3.58m Max )

### **Dining Room**

12' 5" Max x 9' 9" Max ( 3.78m Max x 2.97m Max )

### **Kitchen**

12' 3" Max x 7' 1" Max ( 3.73m Max x 2.16m Max )

### **Bedroom 1**

16' 2" Max x 11' 1" Max ( 4.93m Max x 3.38m Max )

### **Bedroom 2**

11' Max x 9' 11" Max ( 3.35m Max x 3.02m Max )

### **Bedroom 3**

6' 10" Max x 5' 9" Max ( 2.08m Max x 1.75m Max )

### **Bathroom**

6' 8" Max x 5' 7" Max ( 2.03m Max x 1.70m Max )



***view this property online*** [holroydsestateagents.co.uk/Property/KEI104331](https://holroydsestateagents.co.uk/Property/KEI104331)



**welcome to**

## **Beauvais Drive, Riddlesden Keighley**

- Three Bedrooms
- Two Reception Rooms
- Built in Wardrobes
- Low Maintenance Garden
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

**£166,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104331](https://holroydsestateagents.co.uk/Property/KEI104331)



Property Ref:  
KEI104331 - 0006

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)**