



Hospital Road, Riddlesden Keighley BD20 5EP

holroyds

welcome to

Hospital Road, Riddlesden Keighley

Situated in a sought-after residential area, this well-presented family home enjoys easy access to local amenities, schools, and excellent bus routes. With stunning views and scenic walks along the Leeds-Liverpool Canal nearby, the property offers both convenience and a tranquil lifestyle.



Upon entering, you are welcomed by a spacious entrance hall. To the right, the bright and inviting living room features a gas fire with surround and a large bay window complete with built-in seating and storage. The dining room, currently used as an additional lounge, is an ideal space for family gatherings or entertaining guests, with patio doors opening directly onto the rear garden. The kitchen is fitted with a range of wall and base units and provides space for appliances including a fridge freezer, dishwasher, and washing machine.

To the first floor, you'll find two double bedrooms and a comfortable single bedroom. The principal bedroom boasts built-in wardrobes and far-reaching views. A stylish modern bathroom with a three-piece suite and contemporary fixtures completes this level. The property also benefits from a fully converted loft.

Externally, the property benefits from a driveway and garage providing secure off-street parking. Well-maintained gardens lie to the front and rear, offering outdoor space for relaxation or family use. At the rear, a charming garden room makes the most of the elevated position, capturing picturesque views across the Aire Valley.

This is a wonderful opportunity to acquire a versatile family home in a highly desirable location. Early viewing is strongly recommended.

Living Room

14' 11" Max x 12' 5" Max (4.55m Max x 3.78m Max)

Dining Room

13' 3" Max x 12' 4" Max (4.04m Max x 3.76m Max)

Kitchen

10' 1" Max x 6' 6" Max (3.07m Max x 1.98m Max)

Bedroom 1

13' 3" x 11' 4" (4.04m x 3.45m)

Bedroom 2

11' 5" Max x 11' 2" Max (3.48m Max x 3.40m Max)

Bedroom 3

7' Max x 7' Max (2.13m Max x 2.13m Max)



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welcome to

Hospital Road, Riddlesden Keighley

- Semi Detached
- Three Bedroom
- Two Reception Room
- Driveway & Garage
- Gardens to the Front & Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KEI101267 - 0003

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