





## 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 farreaching 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 )











## 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

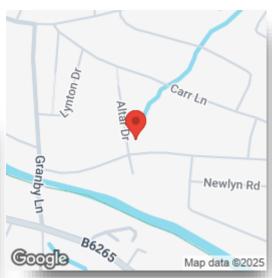
Council Tax Band: C

# £230,000









Please note the marker reflects the postcode not the actual property

## view this property online holroydsestateagents.co.uk/Property/KEI101267



Property Ref: KEI101267 - 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.





01535 610021



keighley@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk

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.