



Barley Cote Grove, Riddlesden Keighley BD20 5QD

welcome to

Barley Cote Grove, Riddlesden Keighley

Well presented semi-detached family home, ideally positioned within a cul-de-sac in the highly sought-after residential area of Riddlesden, boasting far-reaching views to the front. This property offers an excellent combination of comfort, practicality, and location, making it a perfect family home.



Upon entering, you are welcomed by a entrance hall with useful under-stairs storage and a convenient ground floor WC. The spacious living room features a charming bay window that floods the room with natural light while framing stunning panoramic views.

The kitchen offers a range of wall and base units, with space for a washing machine, as well as integrated oven, hob, and extractor fan. The dining room provides an inviting space for family meals and entertaining, complemented by a feature fireplace and lovely open views from the window.

To the first floor, you'll find three double bedrooms, each benefiting from built-in wardrobes, providing excellent storage. The house bathroom is fitted with a three-piece suite including a shower over the bath.

Externally, the property enjoys a driveway providing secure off-street parking and a neat lawned front garden planted with mature fruit trees, offering a delightful space to enjoy the views. To the rear, there is a private garden featuring both patio and decked areas, ideal for relaxing or entertaining outdoors. The home further benefits from a separate single garage.

Living Room

14' 9" Max x 10' 11" (4.50m Max x 3.33m)

Dining Room

13' Max x 12' 5" (3.96m Max x 3.78m)

Kitchen

9' 4" Max x 7' 10" (2.84m Max x 2.39m)

Bedroom 1

11' 8" Max x 10' 10" (3.56m Max x 3.30m)

Bedroom 2

11' 8" Max x 11' 6" (3.56m Max x 3.51m)

Bedroom 3

8' 9" Max x 7' 11" (2.67m Max x 2.41m)



view this property online holroydsestateagents.co.uk/Property/KEI103971



welcome to

Barley Cote Grove, Riddlesden Keighley

- Guide Price £250,000 - £270,000
- Three Double Bedrooms
- Far Reaching Views
- Front & Rear Garden
- Driveway & Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/KEI103971



Property Ref:
KEI103971 - 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



01535 610021



keighley@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk