


property details **approval form**

363 Bradford Road, Sandbeds, Keighley, West Yorkshire, England, BD20 5LN

Date: 15 September 2025

Property Ref and Version: BNG102841 - 0003



selling your home with us!



holroyds

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Holroyds office: 146 Main Street, BINGLEY, West Yorkshire, BD16 2HL
T 01274 566837 **E** bingley@holroydsestateagents.co.uk

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>> **price**

£300,000

Tenure: Freehold

>> **key features**

- > Three well proportioned bedrooms
- > Open plan kitchen/dining area
- > Striking curved staircase
- > Front and rear gardens
- > Enclosed rear area with woodburner
- > Prive driveway with garage
- > EPC Rating: D

>> **short description**

Spacious, stylish, and full of character—featuring open-plan living, gardens front and rear, a cosy woodburner, and garage.

>> **long description**

Set in the heart of Sandbeds, this beautifully presented three-bedroom semi-detached home offers a unique blend of charm, space, and modern comfort—perfect for families, upsizers, or anyone seeking something a little special.

Inside, the property boasts two generous reception rooms and an open-plan kitchen/dining area, ideal for entertaining or everyday living. A striking curved staircase adds architectural interest, while gas central heating ensures year-round comfort. Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom.

To the rear, an enclosed garden area with a woodburner creates a cosy outdoor retreat, complemented by additional front and rear gardens for relaxing or pottering. A ground-level garage and driveway provide secure parking and storage.

Located within easy reach of Keighley's amenities, schools, and transport links, this home combines character and convenience in a sought-after setting.

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>> **directions**

>> **Agent Note**

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>> room description

Living Room

17' 2" x 10' 11" (5.23m x 3.33m)

Kitchen/Diner

20' 8" x 10' 11" (6.30m x 3.33m)

Garage

21' 5" x 8' 1" (6.53m x 2.46m)

Hall

Bedroom 1

10' 6" x 10' 4" (3.20m x 3.15m)

En-Suite

5' 1" x 2' 6" (1.55m x 0.76m)

Bedroom 2

17' 5" x 9' 5" (5.31m x 2.87m)

Bedroom 3

10' 6" x 7' 1" (3.20m x 2.16m)

Bathroom

6' 7" x 5' 10" (2.01m x 1.78m)

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>> **room description**

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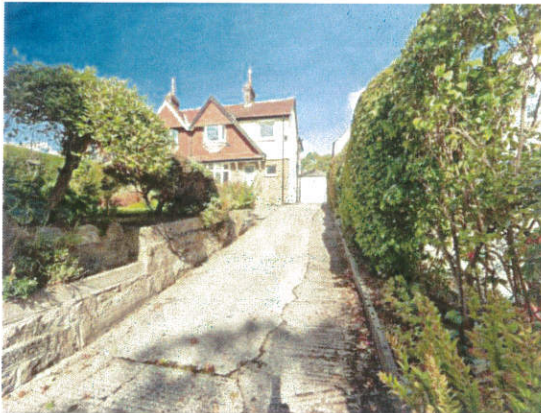
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>> **property images**



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>> **property images**



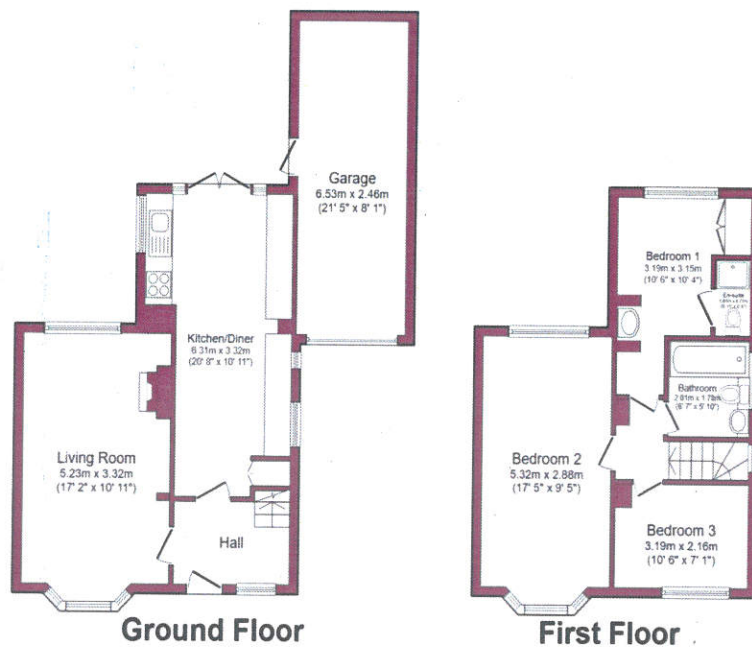
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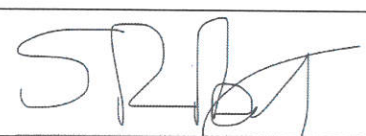
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
James Idle		16/9/25
Mr S.R. Denby		16/09/2025

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