



The  
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## **75 Waterside, Keighley, BD20 0LQ**

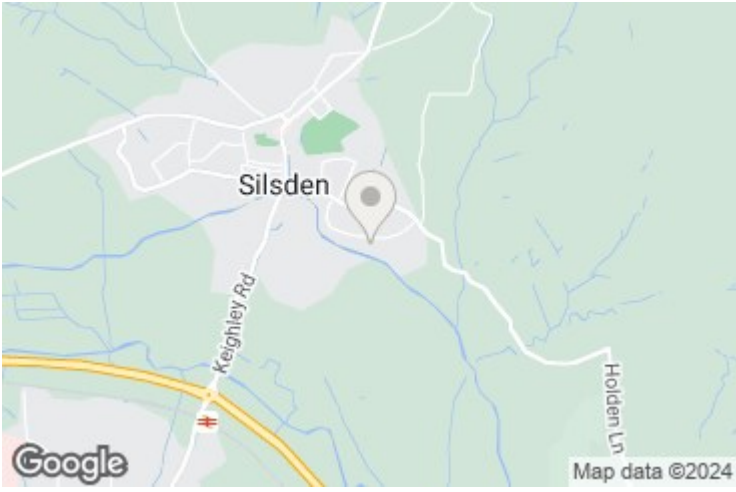
**Offers over £320,000**

We are pleased to present this 4 bedroom detached family home, offered to the market CHAIN FREE and VACANT, this home is ideal for a family looking to upsize or even start their first family home!

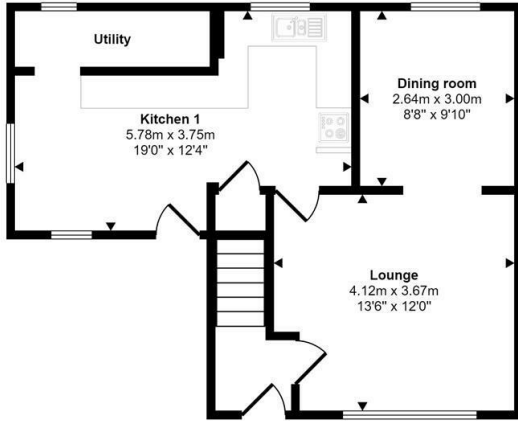
The property sits at the head of a quiet, child friendly cul-de-sac and benefits from off street parking to the front and garage. To the rear is a generous garden, partly lawned and partly flagged paved patio making it ideal for summer entertaining and alfresco dining.

The house sits amongst a development of similar aged properties and is readily accessible to Silsden's excellent range of facilities. This small Aire valley town is conveniently located between Ilkley, Skipton and Keighley and is surrounded by open countryside. There are main road links to West Yorkshire and East Lancashire business centres whilst from the nearby village of Steeton there are regular rail links to the cities of Leeds and Bradford.

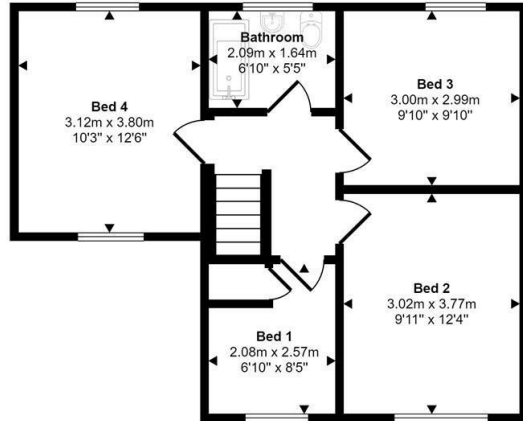
Call the office today to see how wonderful this home could be for you!



Approx Gross Internal Area  
97 sq m / 1046 sq ft

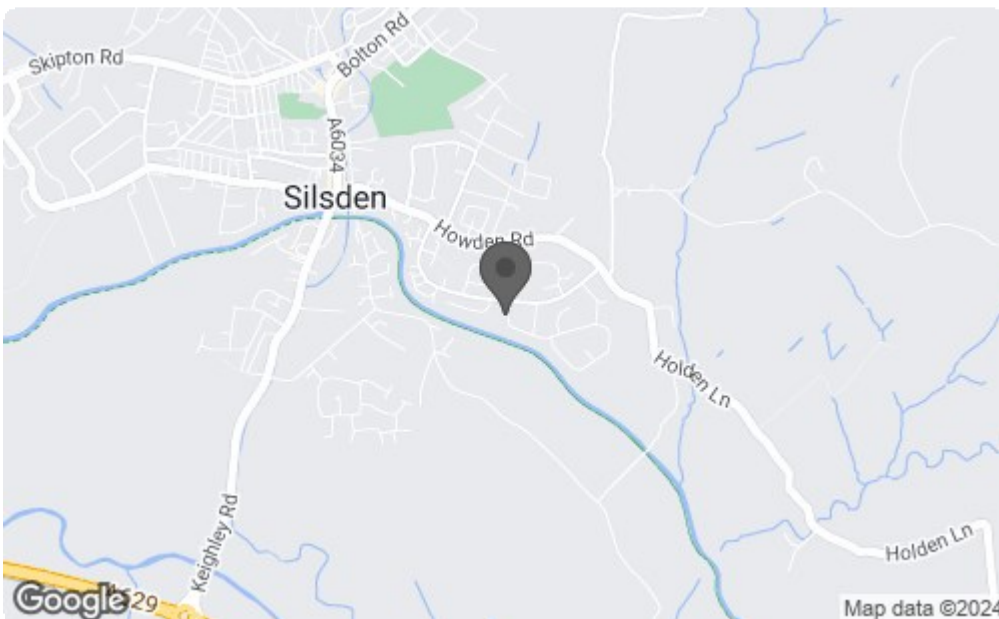


Ground Floor  
Approx 49 sq m / 523 sq ft



First Floor  
Approx 49 sq m / 524 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

