



Southfield Drive, Riddlesden, BD20 5HT

Asking Price £255,000

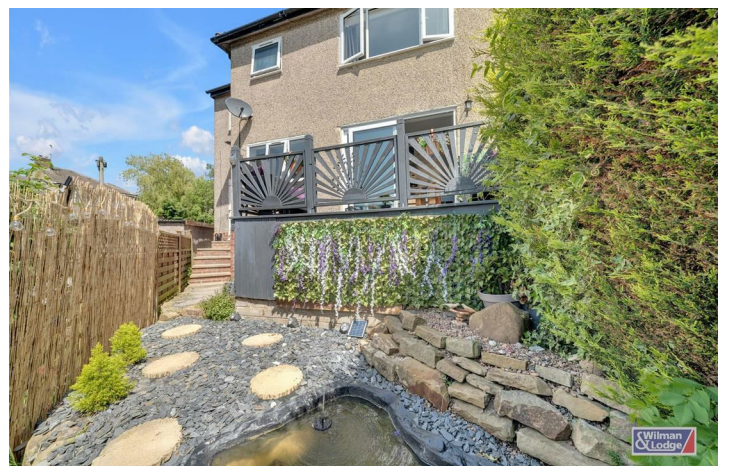
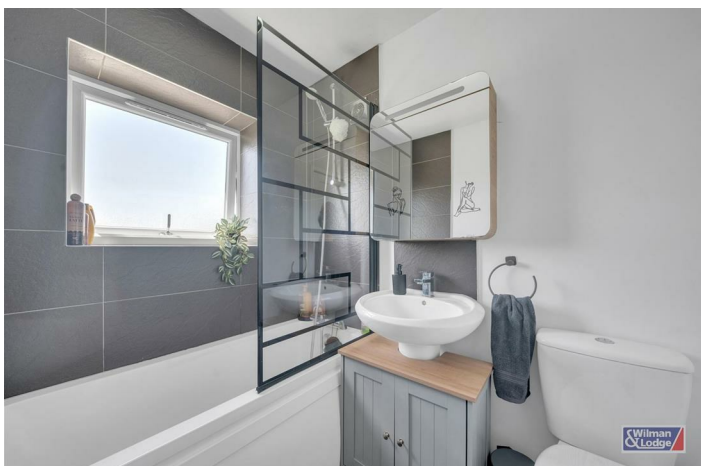
- SEMI DETACHED PROPERTY
- GARDEN TO FRONT AND REAR
- IDEAL FAMILY HOME
- FAR REACHING VIEWS
- FOUR BEDROOMS
- OFF ROAD PARKING
- QUIET CUL-DE-SAC LOCATION
- SOUGHT AFTER LOCATION

# Southfield Drive, Riddlesden, BD20 5HT

Set in a quiet cul-de-sac within this highly sought-after village location, this impressive four-bedroom family home enjoys stunning far-reaching rear views and offers spacious, beautifully modernised accommodation arranged over two floors. Thoughtfully extended and upgraded in recent years, the property perfectly combines contemporary living with a welcoming family atmosphere.



Council Tax Band: C



## PROPERTY DETAILS

Set in a quiet cul-de-sac within this highly sought-after village location, this impressive four-bedroom family home enjoys stunning far-reaching rear views and offers spacious, beautifully modernised accommodation arranged over two floors. Thoughtfully extended and upgraded in recent years, the property perfectly combines contemporary living with a welcoming family atmosphere.

Approached through double garden gates, the home is set behind a generous front garden with ample off-road parking and a lawned area, creating an attractive first impression. Stepping inside, the welcoming entrance hall features an open staircase leading to the first floor and sets the tone for the light and spacious accommodation throughout.

The heart of the home is the superb open-plan sitting and dining room, enhanced by a large bay window to the front and expansive patio doors to the rear that open onto a balcony terrace — the ideal place to relax and take in the breathtaking countryside views. The contemporary kitchen is fitted with a stylish range of integrated appliances, modern flooring, and also enjoys the beautiful outlook to the rear.

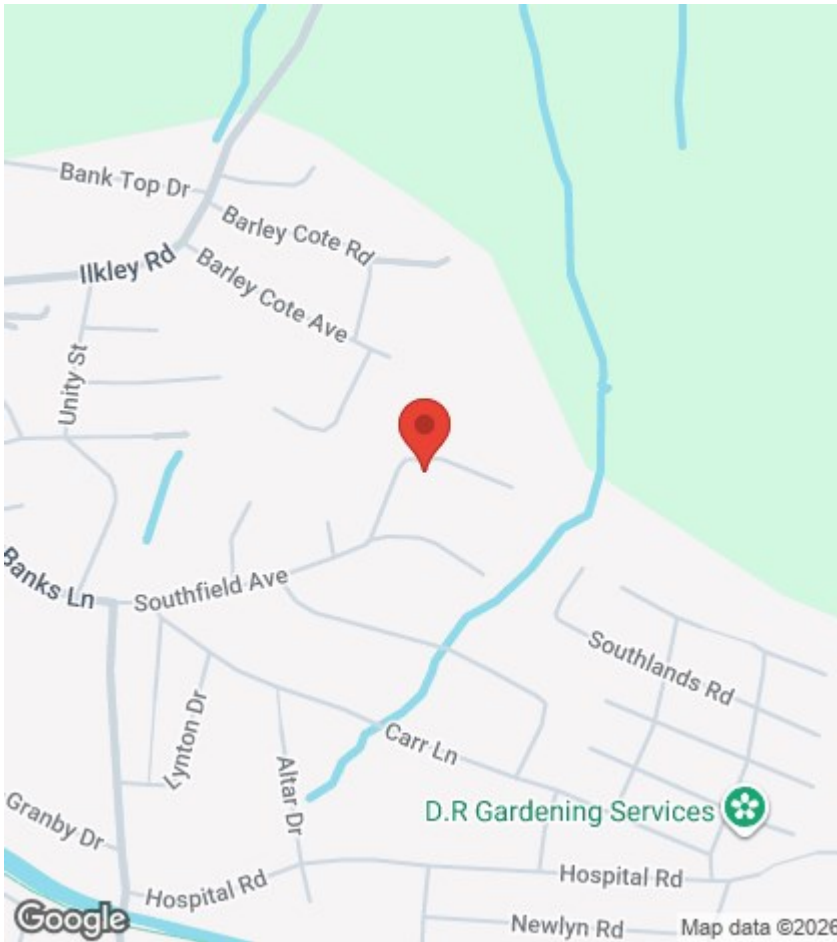
A versatile office or homework space provides an ideal area for home working or study, complete with fitted worktops. There is also a useful cloakroom leading through to a substantial storage room, which offers excellent potential for further development into additional living accommodation, subject to the necessary consents and building regulations.

To the first floor, a split-level landing leads to four well-proportioned bedrooms. The spacious principal bedroom features a striking bay window, while two further double bedrooms benefit from large windows framing the spectacular rear views. A generous single bedroom and a stylish contemporary family bathroom complete the accommodation.

Externally, the rear garden has been designed to make the most of the elevated setting, with a balcony terrace directly off the sitting room leading down to a charming lower seating area with pond — perfect peaceful evenings outdoors.

Southfield Drive is surrounded by similar high-quality homes in this desirable elevated position. Riddlesden offers a range of local amenities including a village shop, convenience store, traditional pub, and the historic East Riddlesden Hall. Excellent transport links are close at hand, with nearby bus routes and rail connections from Crossflatts and Keighley providing easy access to the larger business centres of North and West Yorkshire and beyond.

Offering exceptional value for money, generous living space, and truly outstanding views in a delightful village setting, this superb family home is sure to appeal to a wide range of buyers.



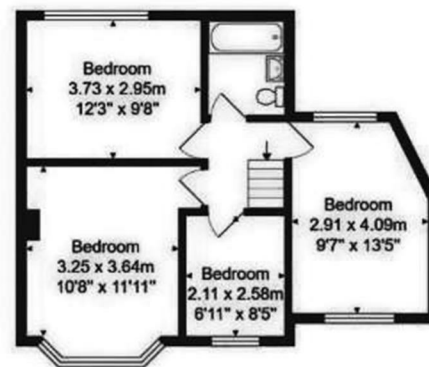
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 99.5 m<sup>2</sup> ... 1071 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.