



Granby Drive, Riddlesden Keighley BD20 5AX

holroyds

welcome to

Granby Drive, Riddlesden Keighley

Presented to a high standard throughout, this impressive three bedroom semi-detached home is situated in the popular residential location of Riddlesden. Ideally positioned for a range of local amenities, well-regarded schools, transport links and scenic walks along the Leeds & Liverpool Canal.



Entering the property, you are welcomed into a spacious hallway providing access to the main living accommodation, with useful built-in storage and a downstairs wet room comprising a modern three-piece suite, including a walk-in shower cubicle.

The living room is a bright and welcoming space, featuring a front-facing bay window which floods the room with natural light. An inset electric fire provides a focal point, complemented by feature radiators. The second reception room is currently utilised as an additional lounge area, offering a versatile space that could be adapted to suit individual family requirements. The room features a gas fire inset into the chimney breast, feature radiators and a surround sound system, while patio doors provide direct access to the rear garden.

The kitchen diner is a fantastic feature of the home, fitted with a range of modern wall and base units, complemented by integrated appliances including a fridge freezer and microwave. A Belling range cooker and wine cooler complete the kitchen, while there is ample space for a dining table and chairs. A useful pantry provides additional storage and houses plumbing and space for a washing machine and tumble dryer. The boiler has also been newly fitted within the pantry, along with a new consumer unit. A further door provides convenient access to the rear garden.

First Floor

Externally

Agent Note



view this property online holroydsestateagents.co.uk/Property/KEI105280



welcome to

Granby Drive, Riddlesden Keighley

- Immaculately Presented Throughout
- Three Bedroom Semi Detached
- Two Reception Rooms
- Modern Kitchen Diner
- Downstairs Wet Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/KEI105280



Property Ref:
KEI105280 - 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.

holroyds



01535 610021



keighley@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk