



Highfield Lane, Keighley BD21 2DR

welcome to

Highfield Lane, Keighley

Sold by Modern Method of Auction, this four-bedroom end-terrace property offers excellent potential for buyers looking to put their own stamp on a home. An ideal opportunity for first-time buyers or investors, the property has recently benefited from new decoration, new carpets, and lino throughout.



The ground floor comprises a bright and airy living room, the existing fireplace could provide an attractive focal point once undergone works. To the rear is a spacious kitchen diner, offering ample room for improvement and redesign. The kitchen provides direct access to the outside and access to a large cellar, ideal for additional storage or offering potential for further development, subject to the necessary approvals.

On the first floor, there are two bedrooms, including a double bedroom with built-in wardrobes and a single bedroom. This floor is completed by the house bathroom, fitted with a three-piece suite.

The second floor hosts two further double bedrooms, providing versatile accommodation suitable for family living, home working, or guest rooms.

Externally, the property benefits from a front yard and on street parking.

With its generous layout and scope for improvement, this property presents a fantastic opportunity to add value.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Highfield Lane, Keighley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End Terrace
- Four Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KEI104621 - 0002

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