



# Davies Properties



## 11 Prospect Terrace

Riddlesden, Keighley, BD20 5PP

Starting Bid £135,000



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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A surprisingly generous property in a sought-after, well-connected location, offering thoughtfully arranged living space across three floors. The ground floor features a sitting room and handy storage, while the first floor opens into a dining kitchen and separate lounge, which could be used as a potential third bedroom. Two bedrooms and a bathroom occupy the top floor.

The property benefits from gas central heating, wood-framed double glazing and attractive open views to the front, with an enclosed rear yard outside. Having been rented out for a number of years, it would make a great investment opportunity and, in the current market, should achieve in the region of £850 PCM.

Whether you are looking for a smart investment or a well-sized first home in a popular neighbourhood, this property deserves serious consideration.

## GROUND FLOOR

### Sitting Room

10'11" x 11'7" (3.33m x 3.53m)

With a wood-framed double glazed window to the front elevation, a central heating radiator and under-stairs storage area.

### Storage Room

6'10" x 9'3" (2.08m x 2.82m)

A useful storage room for your ironing board, vacuum and all your household utilities.

## FIRST FLOOR

### Living Room / Bedroom 3

9'11" x 11'6" (3.02m x 3.51m)

With a wood-framed double glazed window to the front elevation (enjoying far-reaching views) and a central heating radiator.

### Dining Kitchen

11'6" x 9'5" (3.51m x 2.87m)

With a range of matching wall and base units with work-surfaces over

and tiling to the splash-backs, incorporating a stainless steel sink, plumbing for a washing machine, combi-boiler concealed in a cupboard and free-standing gas cooker with recirculatory hood over. Wood-framed double glazed window to the rear elevation, a central heating radiator and wooden 'stable-style' door leading out to the rear yard.

## SECOND FLOOR

### Bedroom 1

11'6" x 10'3" (3.51m x 3.12m)

With a wood-framed double glazed window to the front elevation (enjoying far-reaching views) and a central heating radiator.

### Bedroom 2

9'1" x 6'1" (2.77m x 1.85m)

With a wood-framed double glazed window to the rear elevation, a central heating radiator and useful storage cupboard.

### Bathroom

6'2" x 5'5" (1.88m x 1.65m)

With a white three-piece suite comprising of bath with shower mixer tap, W/C and pedestal hand wash basin. Chrome heated towel rail and a wood-framed double glazed window to the rear elevation.

## EXTERIOR

There is a yard to the front and an enclosed yard to the rear.

## ADDITIONAL INFORMATION

- ~ Council Tax Band: A
- ~ Tenure: Freehold
- ~ Parking: On-street, no permit required.
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.

## AUCTIONEER'S ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the Marketing Agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the Marketing Agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agent's or via The Auctioneer's website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any Marketing Agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The

Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

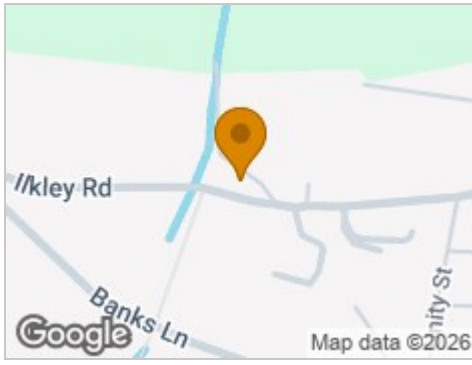
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyer's obligations and seller's commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% incl VAT (subject to a minimum of £6,000 incl VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## Road Map



## Hybrid Map

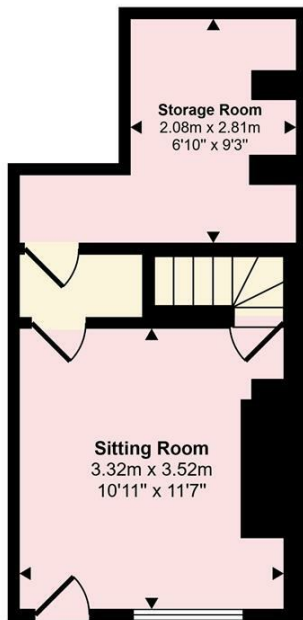


## Terrain Map

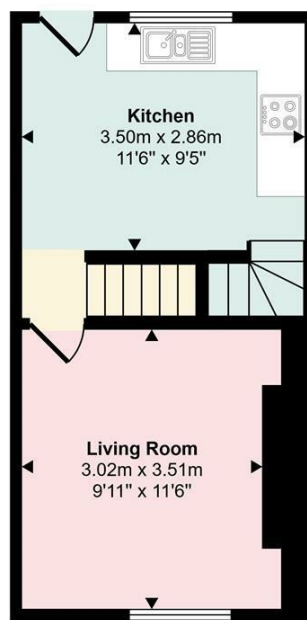


## Floor Plan

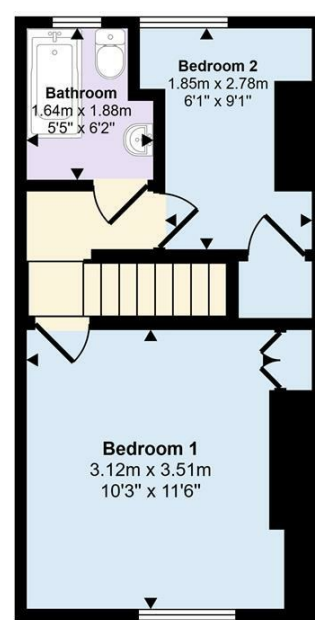
Approx Gross Internal Area  
75 sq m / 810 sq ft



Ground Floor  
Approx 23 sq m / 248 sq ft



First Floor  
Approx 26 sq m / 280 sq ft



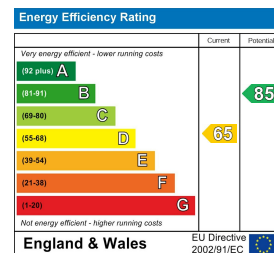
Second Floor  
Approx 26 sq m / 282 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.