



**Scott Lane, Riddlesden Keighley BD20 5BU**

**holroyds**

**welcome to**

**Scott Lane, Riddlesden Keighley**

We are delighted to bring to the market this deceptively spacious family home offering considerable accommodation over three floors, charming gardens overlooking the Leeds Liverpool canal off street parking and huge potential for further enhancement.



A well established detached property favourably positioned in the popular village of Riddlesden and offering flexible living accommodation over three floors.

Located backing onto the Leeds Liverpool canal, this unique property is within close proximity to Riddlesden C of E primary school, a choice of popular grammar schools, shops, supermarkets, recreational facilities and Keighley train station with excellent rail links to Leeds, Bradford & Skipton.

Briefly comprising an entrance hallway, lounge, dining kitchen and shower room to the ground floor, three bedrooms and house bathroom to the first floor, and a further two reception rooms, seperate kitchen, bedroom and bathroom to the lower ground floor.

Externally there is a single garage, off street parking and low maintenance garden to the front aspect and a beautiful garden to the rear leading to the canal.

Viewing is essential to fully appreciate the generous accommodation on offer throughout this delightful family home.



**view this property online** [holroydsestateagents.co.uk/Property/KEI103598](https://holroydsestateagents.co.uk/Property/KEI103598)



welcome to

## Scott Lane, Riddlesden Keighley

- A Charming Detached Home
- Four Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Decking & Hottub

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in the region of  
**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI103598](https://holroydsestateagents.co.uk/Property/KEI103598)



Property Ref:  
KEI103598 - 0008

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](mailto:keighley@holroydsestateagents.co.uk)



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



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**