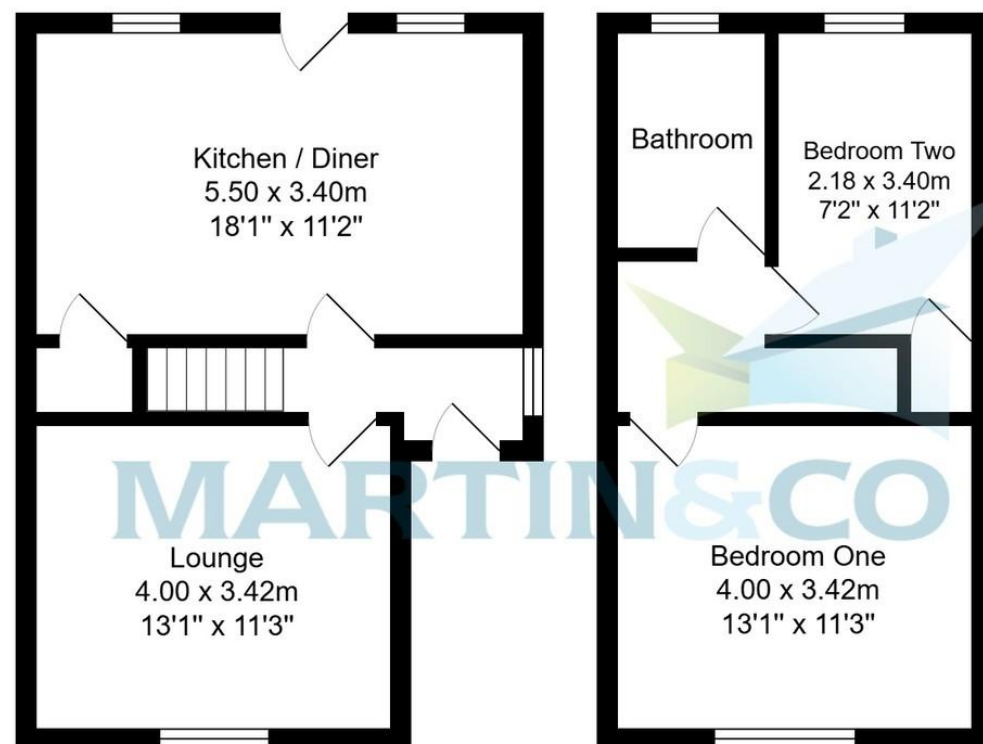




Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Arnside Avenue, Riddlesden, BD20

£145,000 Freehold

Two Bedroom Semi-Detached

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>

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**Arnside Avenue
Riddlesden
BD20**

Key features:

- Two Bedroom Semi-Detached
- NO CHAIN
- Gas Central Heating
- Perfect For First Time Buyers/Investors
- Popular Residential Location
- Open Plan Kitchen/Diner
- Gardens Front & Rear
- Driveway
- Ample Storage
- Council Tax Band: B



Why you'll like it

This two-bedroom semi-detached house is for sale in Riddlesden, Keighley. The property offers a layout that includes one reception room, an open plan kitchen/diner, one bathroom and ample storage throughout. It is noted as needing some modernising, providing an opportunity for buyers to update and personalise the accommodation to their own requirements.

Externally, the house benefits from a drive providing off-street parking for one car, along with front and rear gardens offering outdoor space for planting, seating or play, subject to preference.

Riddlesden is a residential area on the edge of Keighley, with access to local amenities, including shops and services in nearby neighbourhood centres and Keighley town centre. The area is within reach of green spaces and riverside walks along the Leeds and Liverpool Canal, as well as parks and open countryside typical of the Aire Valley and the edge of the Yorkshire Dales.

Public transport links include Keighley railway station, which offers services to Leeds and Bradford with journey times typically around 30–40 minutes, as well as services towards Skipton. Local bus routes through Riddlesden connect to Keighley and neighbouring towns, providing further transport options.

The location may appeal to buyers looking for access to local schools in the Keighley area, as well as those who value proximity to both town centre facilities and nearby countryside. This property presents a basis for a home that can be updated and arranged to suit a range of needs.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS

