

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beauvais Drive

Riddlesden, Keighley, BD20 5LQ

Asking Price £165,000



Beauvais Drive offers an excellent opportunity for a variety of potential purchasers to acquire a mature home which offers an abundance of space over two floors, with impressive gardens to the rear with direct access to the Leeds Liverpool Canal.



N.A.

### Buyer Compliance Checks

Please note that all successful buyers will be required to complete identity verification and Anti-Money Laundering (AML) checks. Estate agents are legally required to undertake these checks in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended by subsequent legislation including the Money Laundering and Terrorist Financing (Amendment) Regulations 2019, and guidance issued by HM Revenue & Customs.

To fulfil these legal obligations, we use our compliance partner Coadjute to undertake identity verification and AML checks on our behalf. A fee of £48 (including VAT) per buyer is payable for this service.

Where a gifted or loaned deposit is being used towards the purchase, the Money Laundering Regulations require verification of the identity and source of funds of all individuals providing financial contributions. Therefore, each contributing party will also be required to complete AML checks. A fee of £29 (including VAT) per contributing party will apply.

Once payment has been made to Coadjute and all required checks have been successfully completed, we will be able to confirm the property as Sold Subject to Contract (SSTC).

The fee covers the cost of obtaining relevant electronic identification data, verification of identity and source of funds, any required manual verification, and ongoing monitoring where applicable. Hunters may receive a portion of the fee charged by Coadjute in recognition of its role in facilitating these compliance checks.

All information will be processed in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018.

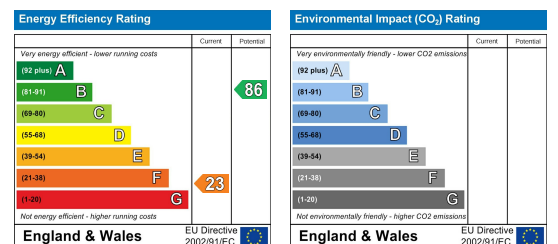
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.