



## Towpath House, Canal Road, Riddlesden, BD20 5AG

Asking Price £105,000

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- ADDITIONAL VISITOR PARKING
- SECURE TELECOM ENTRY SYSTEM
- ELECTRIC HEATING THROUGHOUT
- FIRST FLOOR APARTMENT
- DESIGNATED PARKING SPACE
- MASTER BEDROOM WITH EN-SUITE
- SPACIOUS LAYOUT
- CHARMING VILLAGE SETTING

# Towpath House, Canal Road, Riddlesden BD20 5AG

With no upper chain and nestled in the charming area of Riddlesden, this delightful apartment on Canal Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.



Council Tax Band: C



## PROPERTY DETAILS

This stunning red-brick mill conversion is tucked away in a peaceful setting, with its rear aspect adjoining the picturesque Leeds–Liverpool Canal. Thoughtfully designed and beautifully presented, this modern first-floor apartment offers two generous double bedrooms and a stylish, contemporary finish throughout. With its neutral décor, sleek flooring and spacious layout, it is a home that will appeal to a wide range of buyers and truly must be seen to appreciate its quality, size, and location.

The property is accessed through a secure telecom entry system, leading into a welcoming communal lobby with both staircase and lift access to all floors. Apartment No. 4 is situated on the first floor and opens into a bright and airy entrance hall, complete with attractive flooring that flows seamlessly through the entire apartment. A large storage cupboard houses the water cylinder and provides additional practicality.

The heart of the home is the open-plan living, dining and kitchen area -a wonderfully light-filled space that combines modern design with functionality. The contemporary kitchen is fitted with stylish units and integrated appliances, making it perfect for everyday living and entertaining alike.

The master bedroom is well proportioned and benefits from a chic en-suite shower room. A second spacious double bedroom and a modern house bathroom complete the accommodation, offering comfort and flexibility for couples, small families or professionals.

Externally, the property boasts a designated parking space as well as additional visitor parking.

Ideally located just off Bar Lane, the apartment is close to a range of local shops and excellent commuting links. Riddlesden itself is a highly sought-after village, conveniently situated between Keighley and Bingley and offers a welcoming community feel alongside scenic surroundings.

For those seeking a stylish and generously sized apartment in a charming village setting, with all amenities close at hand, this property is a fantastic opportunity.

## ADDITIONAL DETAILS

No ground rent.

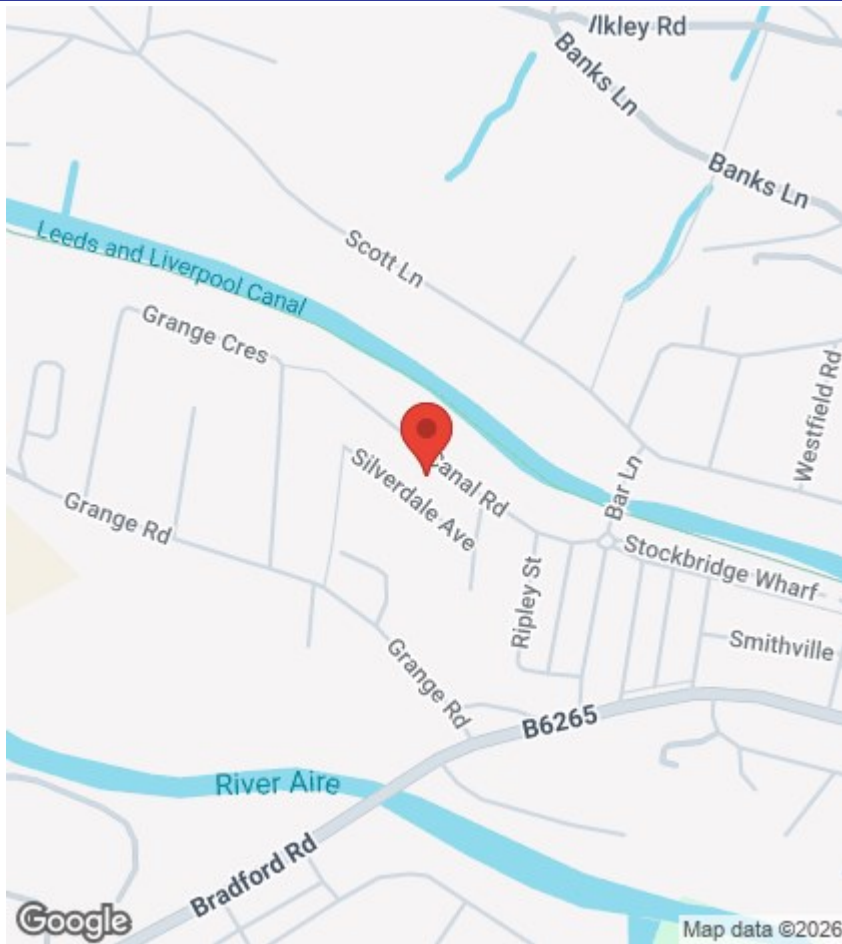
£1012.40 service fee (subject to changes) paid quarterly from January.

Covenant fee £252 (subject to changes)

Notice fee £123 (subject to changes)

Certificate of compliance, if required, £102 (subject to changes)

Share certificate £72 (subject to changes)



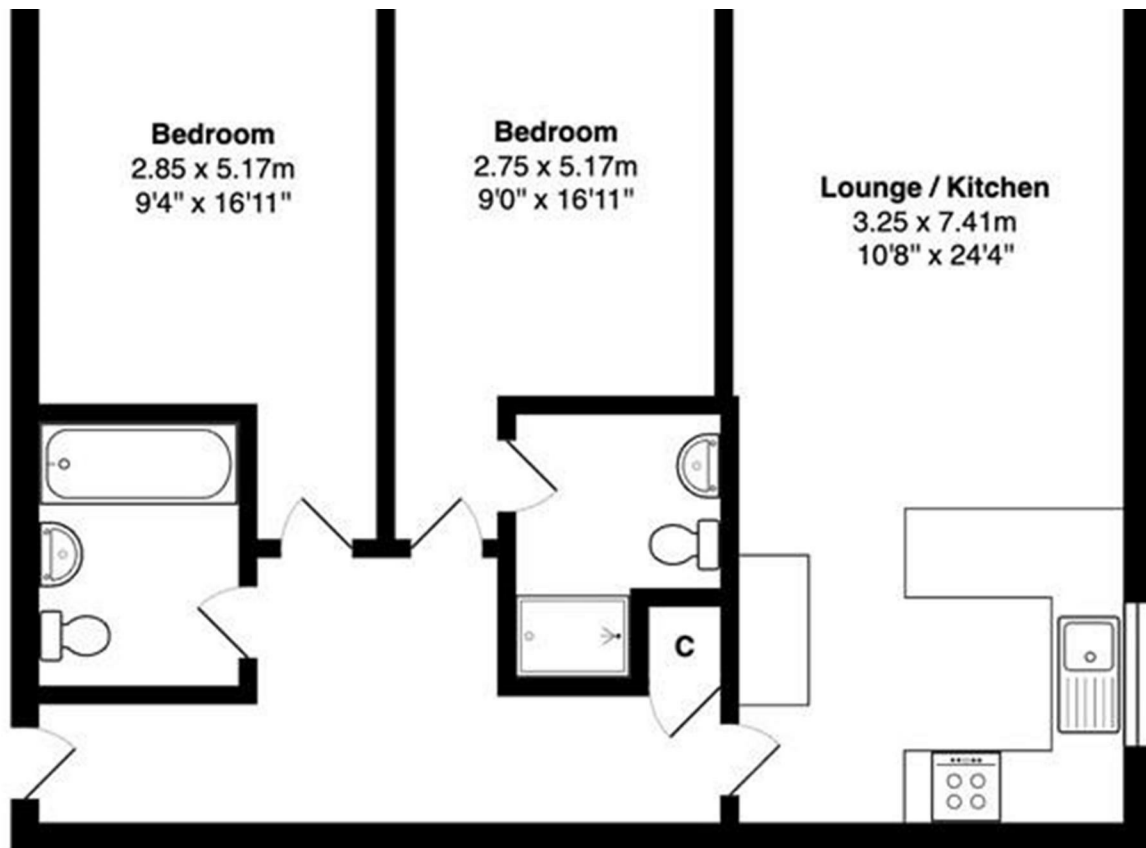
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Ground Floor