



Western Avenue,
Riddlesden, BD20 5DH
Offers In Excess Of
£225,000
2 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

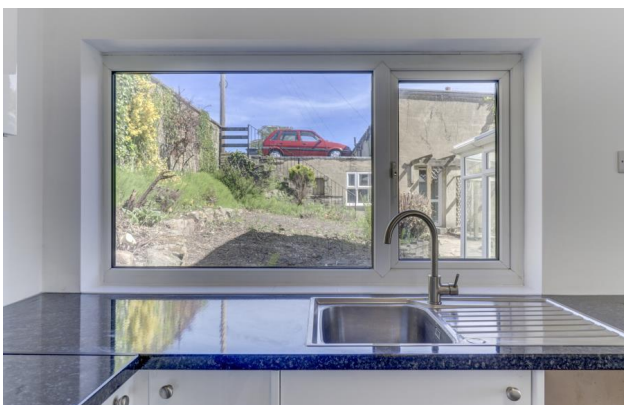
*****Newly Renovated Property With Substantial Plot*** A rare opportunity to purchase a semi-detached property in Riddlesden with stunning un-interrupted views and ample potential with the size of the plot.**

This property has recently undergone a full renovation including installation of a new kitchen and bathroom, a re-wire, installation of a new central heating system, re-plastered and re-decorated with a high contemporary & stylish finish throughout.

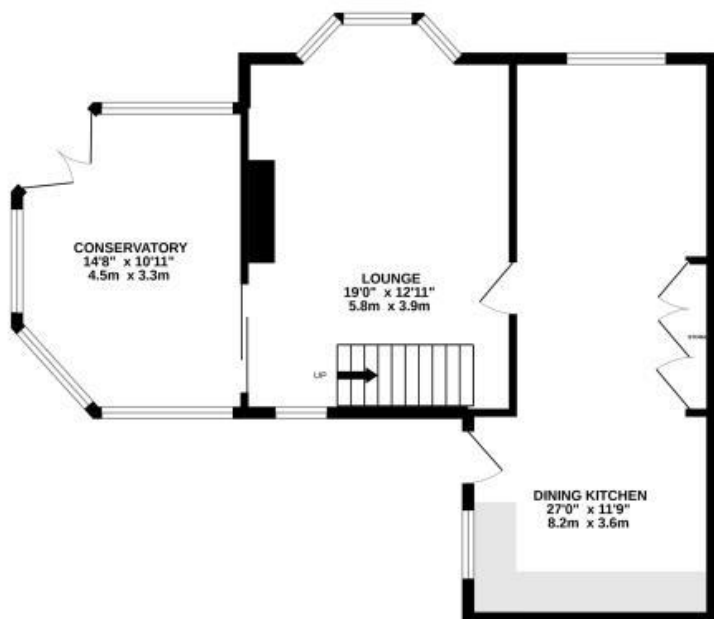
Briefly, the property comprises an open plan kitchen/diner, a separate living room and conservatory extension to the ground floor, two double bedrooms with built in wardrobes in the principle double, and a family bathroom to the first floor.

Externally, the property sits on a substantial plot providing space for a driveway, a garage with outbuilding under which could easily be utilised as a home office and/or study. The property has previously had planning for two separate dwellings and so there is potential for further development subject to planning permission. Ideally situated the properties garden boasts unrivalled views across the valley and beyond.

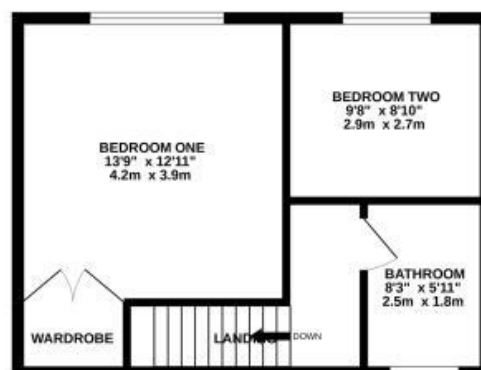
Delightfully situated in the popular village of Riddlesden with a south facing aspect and long range views over the Aire and Worth Valleys. Convenient for local amenities within this sought after village including mini supermarket, post office, fruit and veg shop, butchers, public houses, first school and is yet only 2 miles distant from the larger shopping facilities of Keighley town centre which offers links by both road and rail to the major towns and cities of West Yorkshire.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

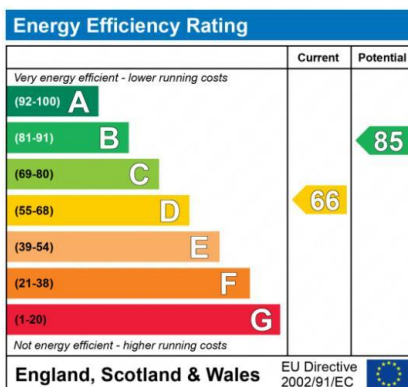


1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.