



Wheathead Crescent, Keighley BD22 6LX

holroyds

welcome to

Wheathead Crescent, Keighley

Situated in the popular residential area of Exley Head, this spacious three-bedroom semi-detached home offers excellent potential for buyers looking to modernise and create their ideal family home. Early viewing is highly recommended.



The accommodation begins with a welcoming entrance porch leading into a central hallway, which provides access to the principal living areas. To the front of the property is a generous living room, enhanced by a large bay window that fills the space with an abundance of natural light. A feature fireplace creates a focal point, while sliding doors open into the dining room, offering a versatile open-plan feel ideal for both family living and entertaining.

The dining room flows seamlessly into the conservatory, where you can enjoy views over the rear garden and the surrounding landscape. A door from the conservatory also provides direct access to the garden.

The kitchen is fitted with a range of wall and base units and offers space and plumbing for a washing machine, along with room for a freestanding oven and fridge freezer. A useful understairs storage cupboard provides additional practicality, while a large rear-facing window frames the property's far-reaching views. A side door leads to a useful side porch with external access.

To the first floor are three well-proportioned bedrooms and the family bathroom. Bedrooms one and two are spacious doubles, both benefiting from built-in wardrobes, while the third bedroom is a comfortable single, ideal as a child's bedroom, home office or nursery. The bathroom comprises a three-piece suite with a shower over the bath, complemented by a useful storage cupboard.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Externally

Overview



view this property online holroydsestateagents.co.uk/Property/KEI105026



welcome to

Wheathead Crescent, Keighley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Three Bedroom Semi Detached Home
- Sought After Residential Location

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/KEI105026



Property Ref:
KEI105026 - 0003

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



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



holroydsestateagents.co.uk