



**Ridgemount Road, Riddlesden Keighley BD20 5DX**

holroyds

***welcome to***

**Ridgemount Road, Riddlesden Keighley**

Pleasantly situated in the sought-after village of Riddlesden, this well-positioned property occupies an elevated position, enjoying far-reaching views across the Aire Valley and Worth Valley.



Entering the property, you are welcomed into an entrance hallway, with stairs leading to the first floor and access to the main living accommodation.

The modern kitchen is fitted with a range of wall and base units, providing ample workspace and storage. Integrated appliances include a double oven, hob, extractor fan and dishwasher. Velux window, large rear-facing window and patio doors opening onto the rear garden flood the room with natural light. To the rear of the kitchen is a useful utility room, providing space and plumbing for a washing machine together with additional storage.

The spacious living room benefits from a gas fire with surround, creating an attractive focal point, while a large front-facing bay window perfectly frames the far-reaching views across the Aire Valley. The living room flows seamlessly into the dining room, providing another generous reception space, with views also enjoyed from the window.

Completing the ground floor is a shower room, comprising a three-piece suite.

To the first floor are two double bedrooms, a single bedroom and the house bathroom. The principal bedroom benefits from built-in wardrobes, while the windows provide stunning far-reaching views. The house bathroom is fitted with a three-piece suite.

## Externally

## Statement



***view this property online*** [holroydsestateagents.co.uk/Property/KEI105187](https://holroydsestateagents.co.uk/Property/KEI105187)



**welcome to**

## **Ridgemount Road, Riddlesden Keighley**

- Sought After Village Location
- Elevated Position with Far Reaching Views
- Three Bedrooms
- Driveway Parking for Three Cars
- Large Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI105187](https://holroydsestateagents.co.uk/Property/KEI105187)



Property Ref:

KEI105187 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**holroyds**



**01535 610021**



[keighley@holroydsestateagents.co.uk](mailto:keighley@holroydsestateagents.co.uk)



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



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**