

HUNTERS®

HERE TO GET *you* THERE



Barley Cote Avenue

Riddlesden, Keighley, BD20 5QB

Asking Price £379,950



Occupying an enviable, elevated plot and enjoying impressive panoramic views towards the upper Worth Valley a viewing to fully appreciate this impressive family home, does indeed come highly recommended.

The immaculate, extended home offers any would be purchasers an excellent degree of versatility and flexibility as well as a good level of privacy and seclusion, yet offering the convenience of the town centre being a comfortable drive away it further benefits from underfloor heating and CCTV and comprises; entrance hall, home office (or bedroom four), a good size lounge with log burner, a comprehensively equipped kitchen, utility and stunning open plan sun room with air conditioning to the ground floor. To the first floor are three double bedrooms and house bathroom. Externally are impressive gardens to the front, with lawn, patio and planted areas, To the rear is a a beautifully tiered and landscaped space which is ideal for sunny afternoons and relaxation. The side offers impressive views toward the adjoining farm land as well as access to the large workshop beneath the garage which has an electric door.

The property sits in an exceptionally popular location and is well-positioned for a wide range of local amenities, shops, schools and transport connections. Barley Cote Avenue offers a convenient base for the for commuter, with Keighley station providing a direct and frequent rail service to Leeds, Bradford and Skipton. Keighley town centre offers large chain supermarkets, and a mix of independent retailers and is considered to be within daily commuting distance of many North and West Yorkshire business centres.

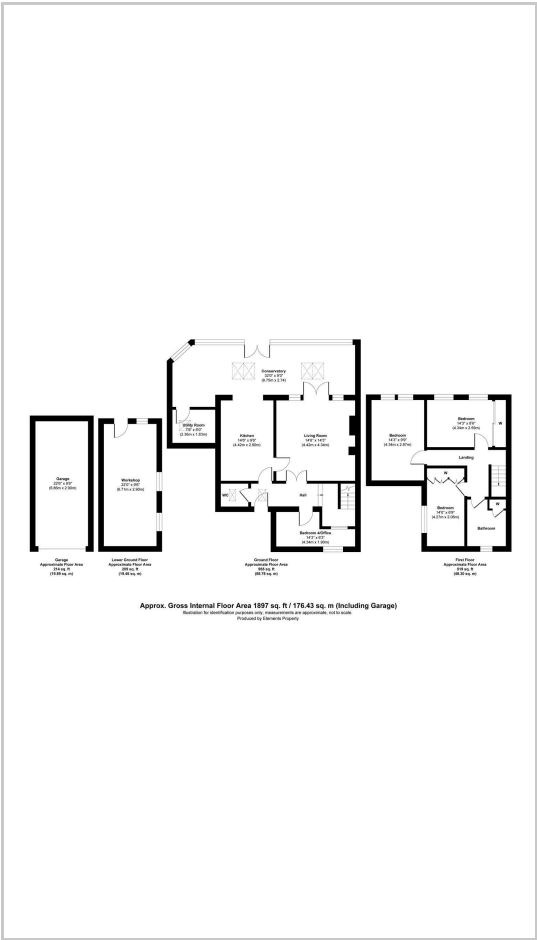


N.B.
Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

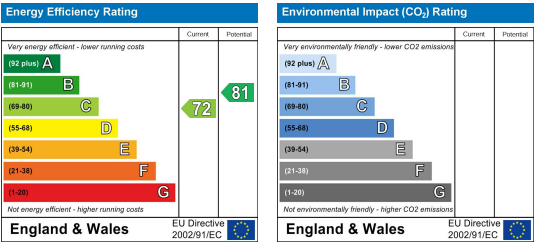
Area Map



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.