

HUNTERS®

HERE TO GET *you* THERE



Westfield Crescent

Riddlesden, Keighley, BD20 5BL

Price £315,000



A chain free opportunity to acquire a very well established extended four bedroom semi detached home, which enjoys an excellent elevated position in a particularly quiet corner with superb open views across the Aire and up the Worth Valleys.

The home is likely to appeal to a variety of potential purchasers who are looking for a home which offers a good degree of versatility in a highly sought after residential location. It comprises, entrance porch, a good size inner hallway with under stairs store, two spacious reception rooms, the well equipped dining kitchen, a rear porch and a WC/utility to the ground floor. To the first floor are four bedrooms, with bedroom one offering en suite shower facilities, and the house bathroom. There is further loft space, with potential to convert to another bedroom subject to the relevant permissions being obtained, accessed via a pull down ladder, which has been used as a playroom, occasional bedroom and storage. Externally are well kept gardens to the front and rear, tiered lawns and patio area, separate garden store room, complemented with fence boundaries. There is ample off and on street parking and a detached garage.

The property sits in an exceptionally popular location and is well-positioned for a wide range of local amenities, shops, schools and transport connections. Westfield Crescent offers a convenient base for the commuter, with Keighley station providing a direct and frequent rail service to Leeds, Bradford and Skipton. Keighley town center 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.



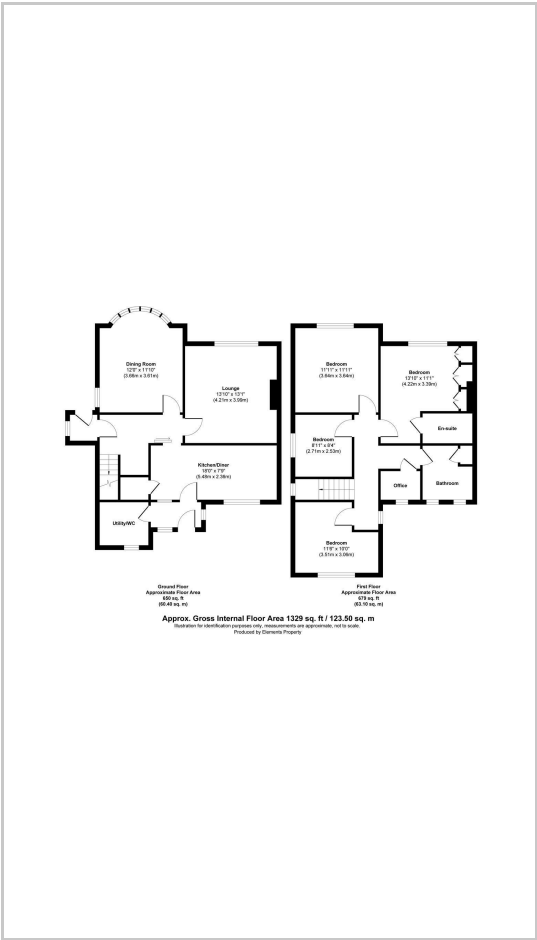
N.B.

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.

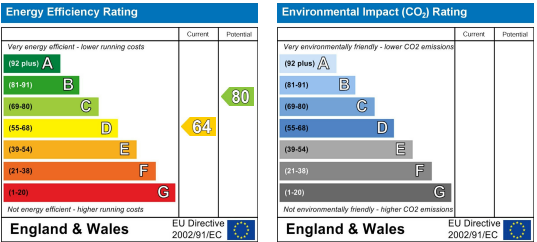
Area Map



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.