









Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Carr Lane, Riddlesden, BD20

£395,000 Freehold

Four Bedroom Detached

EPC Rating: B



Carr Lane Riddlesden **BD20**

Key features:

Four Bedroom

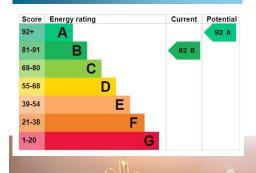
Detached

- Gas Central Heating
- Driveway & Garage
- Two Reception

Rooms

- Large Garden
- Stunning Views
- Perfect Family Home
- Popular Residential

Location





Why you'll like it

Presenting for sale, this deceptively spacious detached house in a sought-after location. The property is in good condition and is ideally suited for families. With stunning views to the rear, this home offers excellent public transport links and is in proximity to local amenities.

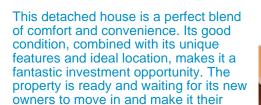
The house boasts four double bedrooms, two of which have built-in wardrobes, offering ample storage space for the occupants. There are also two reception rooms. The first reception room features large windows, a cozy fireplace, and a view of the lovely garden. The second reception room also has large windows and a garden view, and it is ideally set up as a dining

The property comes with a kitchen that basks in natural light, adding to the home's overall warm and inviting feel. It also includes two bathrooms, one equipped with a bath and the other with a shower cubicle, catering for all the family's needs.

In addition to these, the property has a utility room and a large store room, providing an excellent solution for your storage needs. There is also a garage with room above it, which could be used as extra storage space. Unique features of this house includes ample parking, a stunning garden for you to enjoy the outdoors, and solar panels that contribute towards energy conservation.







HALL

LOUNGE 16' 4" x 14' 5" (5m x 4.4m)

KITCHEN 11' 1" x 11' 9" (3.4m x 3.6m)

DINING ROOM 9' 10" x 14' 9" (3m x 4.5m)

UTILITY ROOM 7' 2" x 7' 2" (2.2m x 2.2m)

BATHROOM 6' 6" x 7' 6" (2m x 2.3m)

TO THE LOWER GROUND FLOOR

BEDROOM ONE 16' 8" x 10' 5" (5.1m x

BEDROOM TWO 8' 10" x 13' 9" (2.7m x

BEDROOM THREE 16' 8" x 9' 2" (5.1m x 2.8m)

BEDROOM FOUR 6' 6" x 13' 9" (2m x 4.2m)

BATHROOM

STORE ROOM 3' 3" x 51' 2" (1m x 15.6m)

GARAGE 22' 3" x 9' 2" (6.8m x 2.8m)

ROOM ABOVE GARAGE 17' 0" x 9' 2" (5.2m x 2.8m)



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