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## Carr Lane, Riddlesden, BD20

£395,000 Freehold

Four Bedroom Detached

EPC Rating: B

**Martin & Co Keighley**  
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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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 room.

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.

This detached house is a perfect blend of comfort and convenience. Its good condition, combined with its unique features and ideal location, makes it a fantastic investment opportunity. The property is ready and waiting for its new owners to move in and make it their own.

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 3.2m)

BEDROOM TWO 8' 10" x 13' 9" (2.7m x 4.2m)

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)

