



**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.

## Canal Road, Riddlesden, BD20

£250,000 Freehold

Three Bedroom Mid Terrace

**Martin & Co Keighley**  
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Canal Road  
Riddlesden  
BD20

**Key features:**

- Three Bedroom Mid Terrace
- Gas Central Heating
- Large Garden To The Rear
- Integral Garage
- Well Presented
- Popular Residential Location
- Drive For Two Cars & Integral Garage
- Utility/Office Room
- Council Tax Band: D



**Why you'll like it**

We are delighted to present to the market this attractive terraced house, currently listed for sale. This property is in good condition, exuding a charming blend of character and functionality, making it an ideal home for first time buyers or families.

Displaying an impressive layout, the house consists of three well-proportioned bedrooms, a modern bathroom, and large lounge that provide ample space for relaxation and entertainment. The property also boasts a fully-equipped kitchen/diner, perfect for preparing daily meals or hosting dinner parties.

One of the unique features of this house is the inclusion of a utility/office room, offering additional space that can be utilised.. Furthermore, there are a total of three toilets in the property, catering to the convenience of larger families or when entertaining guests. The inclusion of a single garage is a significant advantage, providing secure parking or additional storage space and further parking to the front for two cars

Outside, the house benefits from a private garden, providing an ideal space for outdoor activities or simply enjoying a sunny afternoon.

The location of this property is one of its greatest assets. It is within easy reach of public transport links and local amenities, ensuring easy access to a wide range of services and facilities. The property is also near walking routes and a canal, offering plenty of opportunities for outdoor pursuits. Its location in a sought-after area further enhances its appeal, promising a peaceful yet convenient lifestyle.

In conclusion, this terraced house is a perfect blend of comfort, convenience, and character. Its well-thought-out layout, unique features, and desirable location make it a great investment opportunity. Don't miss out on this fantastic property, contact us today to arrange a viewing.

ENTRANCE HALL 5' 10" x 5' 6" (1.8m x 1.7m)

HALL

UTILITY/OFFICE ROOM 15' 8" x 9' 2" (4.8m x 2.8m)

INTEGRAL GARAGE 6' 10" x 20' 4" (2.1m x 6.2m)

LOUNGE 15' 8" x 12' 9" (4.8m x 3.9m)

KITCHEN/DINER 9' 2" x 17' 0" (2.8m x 5.2m)

WC 5' 2" x 5' 10" (1.6m x 1.8m)

BEDROOM ONE 9' 2" x 14' 5" (2.8m x 4.4m)

BEDROOM TWO 9' 2" x 13' 1" (2.8m x 4m)

BEDROOM THREE 6' 10" x 10' 9" (2.1m x 3.3m)

BATHROOM 5' 10" x 9' 10" (1.8m x 3m)

