



**Canal Road, Riddlesden Keighley BD20 5AP**

**holroyds**

**welcome to**

**Canal Road, Riddlesden Keighley**

Situated on a pleasant cul-de-sac within the highly sought-after village of Riddlesden, this well-established three bedroom semi-detached home enjoys a desirable south-facing rear aspect with attractive views across the Aire Valley. Conveniently positioned for local village amenities.



The ground floor opens into a welcoming kitchen, fitted with a range of wall and base units providing ample storage. Integrated appliances include an oven, hob, extractor fan, fridge freezer and washing machine. There is space for a dining table and chairs, along with a useful storage cupboard. The living room features a gas fire with surround, creating a cosy focal point, and benefits from double doors leading directly onto the rear garden, ideal for entertaining and indoor-outdoor living. A hallway with access to the rear garden and stairs rising to the first floor completes the ground floor accommodation.



To the first floor are three bedrooms and the house shower room. Bedrooms one and two are both comfortable doubles, while bedroom three is a single room with built-in storage, ideal as a child's room, home office or nursery. The modern shower room comprises a three-piece suite including a freestanding walk-in shower.



Externally, the property enjoys a paved garden to the front and side which extends to the rear. The rear garden offers a combination of paved patio and lawned area, making it perfect for outdoor dining and relaxation. A useful garden shed provides additional storage for tools and furniture.



The property offers comfortable family living in a peaceful yet accessible setting. An excellent opportunity for families, first-time buyers or those looking to enjoy village living with beautiful valley views.



***view this property online*** [holroydsestateagents.co.uk/Property/KEI104799](https://holroydsestateagents.co.uk/Property/KEI104799)



welcome to

## Canal Road, Riddlesden Keighley

- Three Bedroom Semi Detached Home
- Sought After Cul-de-sac Location within the Popular Village of Riddlesden
- Close to Local Amenities
- Front, Side & Rear Garden
- Views Across Aire Valley

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104799](https://holroydsestateagents.co.uk/Property/KEI104799)



Property Ref:  
KEI104799 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

holroyds



**01535 610021**



[keighley@holroydsestateagents.co.uk](mailto:keighley@holroydsestateagents.co.uk)



59 North Street, KEIGHLEY, West Yorkshire,  
BD21 3SL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**