



St. Johns Way, Keighley BD22 6EF

**holroyds**

welcome to

St. Johns Way, Keighley

Set on a corner plot within a quiet cul-de-sac, this well-presented semi-detached bungalow offers comfortable, single-level living in a popular residential area of Keighley, close to local transport links and everyday amenities.



The property features a spacious living and dining area with a charming bay window that fills the room with natural light, providing ample space for both relaxation and entertaining. The kitchen offers a range of wall and base units, an integrated oven, hob, and extractor fan, along with space for a washing machine, dryer, and small fridge.

There are two bedrooms-a generous double and a smaller double, offering flexible accommodation. The wet room comprises a shower area, WC, and wash basin for convenience and accessibility.

Externally, the property enjoys both front and rear gardens. A private driveway provides off-street parking and leads to a garage with electric supply, perfect for storage or workshop use.

This delightful bungalow would make an ideal home for downsizers, first-time buyers, or those seeking single-storey living in a well-connected and peaceful setting.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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welcome to

St. Johns Way, Keighley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Bungalow
- Corner Plot within a cul de sac

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KEI104852 - 0002

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