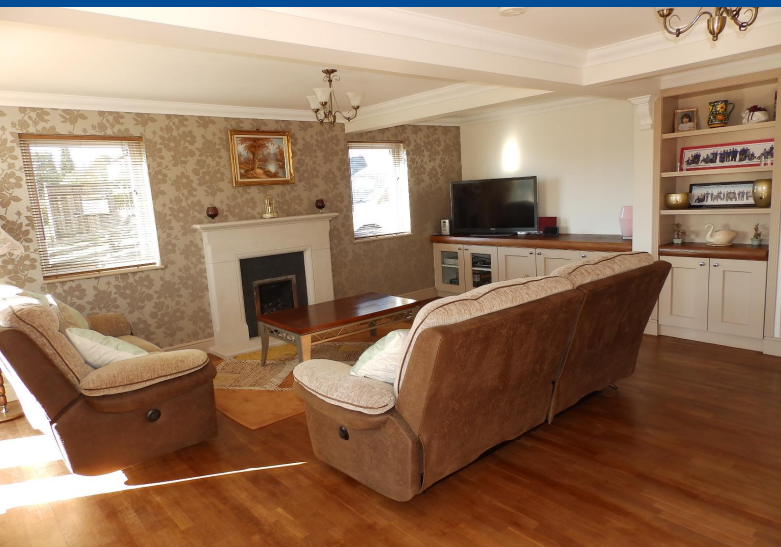




Moving is easy with...

**LINLEY &
SIMPSON**



LEACH CRESCENT, RIDDLESDEN, KEIGHLEY, BD20 5BW

Viewing is essential of this individual detached residence that provides generously proportioned 4/5 bedroom accommodation and occupies a favourable position overlooking the Leeds/Liverpool canal in Riddlesden.

Asking Price £325,000



www.linleyandsimpson.co.uk

Viewing is very much recommended of this substantial, modern detached four/five bedroom family home that occupies a favourable position overlooking the Leeds/Liverpool Canal in Riddlesden where it has excellent access to the surrounding areas. Constructed in 2002 to an individual's specification, this truly deceptive family home would be an ideal choice for those who have a co-dependant as it includes a 19'6" x 17'11" bedroom/living room with en-suite facilities situated on the ground floor. This in addition to a striking double height 18'3" x 12'11" reception hall with a half galleried landing over, an attractive 19'1" x 19'1" lounge with French doors leading out onto the garden, has an impressive 25'2" x 16'6" living dining kitchen with central island and separate utility room, superb 21'2" x 16'8" master bedroom with fitted wardrobes, 'Juliet' balcony and adjoining en-suite bathroom, two further double bedrooms both with fitted wardrobes and has a versatile room on the ground floor that could be used as a study or further bedroom. Outside, the property has attractive manageable gardens to all sides, including a feature paved terrace to the rear with a large pagoda housing a hot tub, and level lawned area to the front - making the most of the open views. A double width drive provides ample off road parking for a number of vehicles and gives access to a detached garage/workshop. In all, this is a property that has to be viewed to appreciate its generous proportions and excellent family orientated layout.

GROUND FLOOR

RECEPTION HALL 18'8" x 12'9"

Double glazed entrance door, two central heating radiators, laminate floor, stairs to first floor and stairs down to:

GROUND FLOOR BATHROOM/WC

Fitted with a step-in disabled access bath, low level wc and wash hand basin. Tiled floor, storage cupboard, heated towel rail and two double glazed windows to side elevation.

BEDROOM FIVE/STUDY 8'9" x 8'8" (2.67m x 2.64m)

Window to side elevation, built-in storage cupboard and central heating radiator.

BEDROOM TWO/ANNEXE 19'5" x 18'0" (5.92m x 5.49m maximum)

A spacious multi purpose room with windows to side elevations, two central heating radiators.

EN-SUITE

Fitted with a white suite comprising walk-in shower, low level wc and wash hand basin.

LOUNGE 19'1" x 19'1" (5.81m x 5.81m)

Two windows to side elevation and two sets of French doors to front garden, feature fire surround with marble effect inset and hearth housing living flame gas fire, fitted storage cupboards, recessed shelving, laminate flooring and double doors to.

LIVING DINING KITCHEN 19'5" x 18'0" maximum (5.92m x 5.49m maximum)

Fitted with a range of wall and base units with work surfaces over, double bowl sink unit, gas cooker point, space for dishwasher, tiled floor and two central heating radiators. Central Island, recessed spotlights, door to garden and windows to side elevation.

UTILITY ROOM 8'2" x 7'5" (2.49m x 2.26m)

Fitted with wall and base units with work surfaces over, sink unit, space for washing machine, central heating radiator and window to side elevation.

FIRST FLOOR

LANDING

Galleried landing with central heating radiator, three Velux windows and doors to:

MASTER BEDROOM 21'11" x 16'5" (6.68m x 5.00m)

French doors with 'Juliet' balcony with views over the canal towards Keighley, fitted wardrobes and two central heating radiators.

EN-SUITE BATHROOM

Fitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc. Useful storage cupboard, heated towel rail and window to side elevation.

BEDROOM THREE 12'11" x 9'11" (3.94m x 3.02m)

Window to front elevation, fitted wardrobes and central heating radiator.

BEDROOM FOUR 12'11" x 8'9" (3.94m x 2.67m)

Window to front elevation, fitted wardrobes and central heating radiator.

HOUSE BATHROOM

Fitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc. Tiled splashbacks, built-in storage cupboard, heated towel rail, extractor fan and window to side elevation.

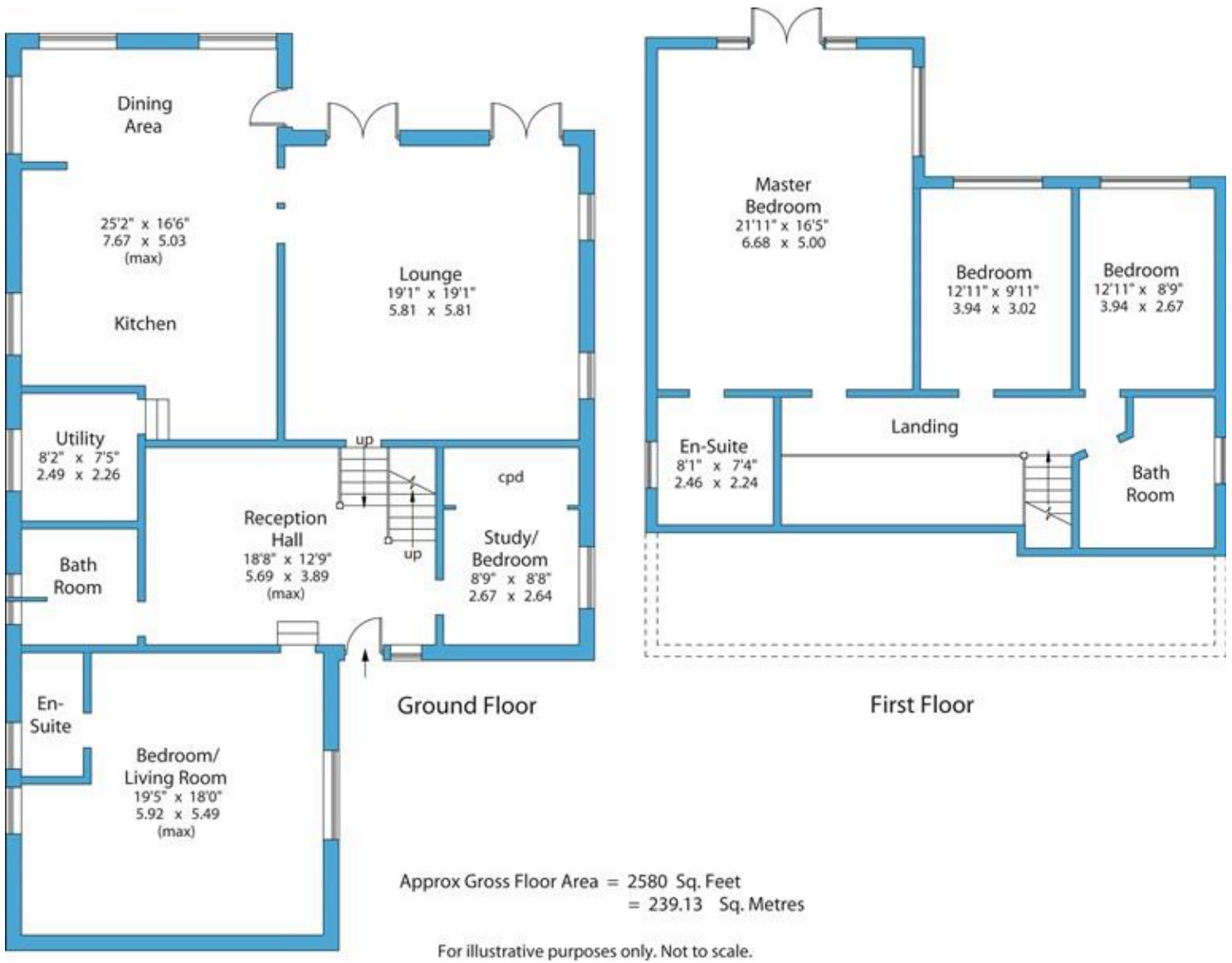
OUTSIDE

The front garden is laid largely to lawn with a paved area and low maintenance terraces. The rear garden has a paved patio area with large pergola housing hot tub. Further garden area to the side of the property with sheds.

DETACHED GARAGE

With up-and-over entry door and driveway providing off-street parking.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74 81	70 77

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

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