



Heather Grove, Keighley BD21 2RP



welcome to

Heather Grove, Keighley

Situated on a residential cul-de-sac, this well-presented two-bedroom semi-detached home enjoys an elevated position with far-reaching views across Keighley and offers modern living accommodation throughout. Conveniently located close to local amenities and transport links.



The accommodation briefly comprises an entrance hall with stairs rising to the first floor, leading through to a spacious open-plan kitchen, living and dining area. The kitchen is fitted with a range of wall and base units with integrated appliances including an oven, hob, and microwave. There is also space and plumbing for a washing machine, along with space for a freestanding fridge freezer. A useful under-stairs storage cupboard provides additional practicality. The living and dining space offers ample room for both comfortable seating and a dining table, creating an ideal space for relaxing or entertaining.

To the first floor are two well-proportioned double bedrooms, an en-suite shower room, and a modern house bathroom. Both bedrooms are well presented, with the principal bedroom benefiting from a stylish en-suite featuring modern fixtures and fittings, a vanity sink unit, and floor-to-ceiling tiling. The house bathroom comprises a contemporary three-piece suite with shower over bath.

Externally, the property enjoys attractive outdoor spaces to both the front and rear. The raised front garden features artificial lawn, patio, and decking areas, making the most of the property's elevated position and distant views across Keighley. To the rear is a further enclosed raised garden with decking and lawned areas, ideal for outdoor entertaining and family enjoyment.

Viewing is essential to fully appreciate the accommodation, presentation, and outlook this home has to offer.

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.



view this property online holroydsestateagents.co.uk/Property/KEI104893



welcome to

Heather Grove, Keighley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached
- Two Double Bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£110,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/KEI104893



Property Ref:
KEI104893 - 0002

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



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



holroydsestateagents.co.uk