



**Auction**

## 4 bed semi-detached house to buy in BD21

Hainworth Wood Road North, Keighley, West Yorkshire, BD21 5NF

**£113,000** Starting Bid

 x4  x1  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Immediate exchange of contracts available;
- ✓ Being sold via 'Secure Sale';
- ✓ Three/four bedroom semi-detached property requiring modernisation throughout;
- ✓ Flexible extra room suitable as a fourth bedroom;
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £113,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A three-bedroom semi-detached home offering great potential, ideal for buyers looking to modernise and put their own stamp on a family property.

Having been extended at some point, creating space for the kitchen and an extra room on the first floor that lends itself to a range of uses - whether as a fourth bedroom, home office, dressing room, or potentially an additional bathroom, subject to the necessary consents.

In brief, the ground floor comprises an entrance hall, open-plan living and dining room, and kitchen. Upstairs, there are three bedrooms, a family bathroom, and the additional flexible room.

Further benefits include gas central heating and double glazing throughout.

Outside, a mature front garden features established trees and shrubs, while to the rear, a driveway leads to a garage with access to a generous under-house storage area that runs the full footprint of the property.

In need of updating throughout, this is nonetheless a property with real scope - and in the right hands, it has everything needed to become a wonderful family home.

Ground Floor -

Entrance Hall - With a central heating radiator and stairs ascending to the first floor.

Living/Dining Room - 3.38m x 7.24m (11'1" x 23'9") - With a uPVC double glazed window to the front elevation and two uPVC double glazed windows to the rear elevation, two central heating radiators and a gas fire set in a stone surround.

Kitchen - 1.83m x 4.24m (6'0" x 13'11") - With a range of matching wall and base units with work-surfaces over and tiled splash-backs. Stainless steel sink and a central heating radiator.

First Floor -

Landing - With loft hatch.

Bedroom 1 - 2.84m x 4.32m (9'4" x 14'2") - With a uPVC double glazed window to the front elevation, fitted wardrobes and a central heating radiator.

Bedroom 2 - 3.00m x 2.95m (9'10" x 9'8") - With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom 3 - 1.75m x 2.11m (5'9" x 6'11") - With a uPVC double glazed window to the front elevation and a central heating radiator.

Spare Room - 1.78m x 4.09m (5'10" x 13'5") - With two uPVC double glazed windows to the front and rear elevations and a central heating radiator. This room has a variety of uses and can either be used as a fourth bedroom, office, or additional bathroom, subject to any necessary consents.

Bathroom - 2.11m x 1.63m (6'11" x 5'4") - With a white three-piece suite comprising of bath with shower overhead, W/C and pedestal hand wash basin, a central heating radiator, part-tiled walls and a uPVC double glazed window to the rear elevation.

Exterior - To the front of the property is a mature garden with established shrubs and trees, while to the rear there is a driveway leading to a single under-house garage, providing useful storage space. The combi boiler is also located within the garage.

Additional Information - ~ Tenure: Freehold

~ Council Tax Band: B

~ Parking: Driveway leading to an integral under-house garage.

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £113,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1964

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

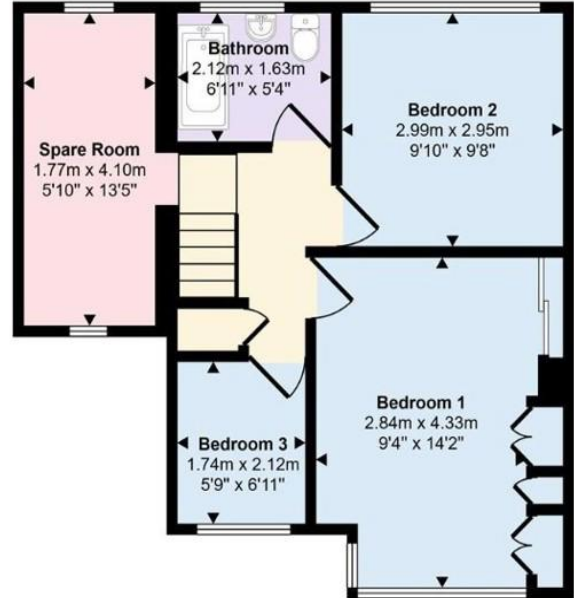
Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
91 sq m / 982 sq ft



Ground Floor  
Approx 46 sq m / 492 sq ft



First Floor  
Approx 46 sq m / 491 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hainworth Wood Road North, Keighley, West Yorkshire, BD21 5NF

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,**  
**<https://openhouse.london/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

