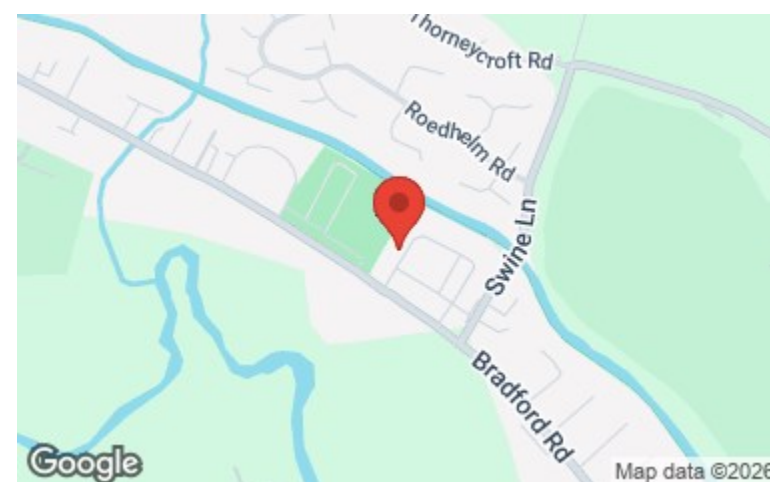


Total floor area: 78.9 sq.m. (849 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating	
Current	Potential
	<b>83</b>
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



SALES & LETTINGS

www.wwestateagents.com

9 Browgate, Baildon, BD17 6BP  
Tel: |



Beauvais Drive, Riddlesden, BD20 5LQ

Offers Over £200,000 Freehold

**\*\* Semi-Detached \*\* 2 Bedrooms \*\* Dining Kitchen \*\* Modern Presentation \*\* 2 Reception Rooms \*\* Off Road Parking two cars \*\* Private Rear Garden \*\*** Situated in the charming area of Riddlesden, Keighley, this delightful semi-detached house on Beauvais Drive offers a perfect blend of comfort and style. The property features two well-proportioned reception rooms, making it an ideal home for families or couples seeking extra space.

As you enter, you are greeted by a spacious hallway that includes convenient under-stairs storage. The inviting lounge boasts a large picture window, allowing natural light to flood the room, and features a stylish paneled wall that adds character. The light decor and carpet flooring create a warm and welcoming atmosphere, perfect for relaxation.

The kitchen diner is a highlight of the home, showcasing elegant dove grey units complemented by brushed chrome handles. It is equipped with an integrated oven and an induction hob, complete with an over-extraction hood. The grey ash vinyl laminate flooring adds a modern touch, and the kitchen seamlessly opens into a rear sun room that serves as a second reception room, ideal for entertaining or family gatherings.

The property comprises two double bedrooms, both featuring light decor and carpet flooring. Bedroom one includes free standing wardrobes, providing ample storage space, while bedroom two also boasts a charming paneled wall.

Outside, the property offers off-road parking for two vehicles at the front, ensuring convenience for residents and guests alike. The private rear garden is a true gem, featuring a timber decked patio area that is perfect for outdoor dining or relaxation. The laid lawn, surrounded by timber fencing and Yorkshire stone boundary walling, provides a tranquil space for gardening or play.

This semi-detached house on Beauvais Drive is a wonderful opportunity for those seeking a comfortable and stylish home in a desirable location. Don't miss the chance to make it your own

**Kitchen**

The Kitchen also benefits from a modern integrated fridge freezer.

