

01756 795621
www.david-hill.co.uk

DAVID HILL



38-40 Keighley Road Crossflatts Bingley BD16 2EZ

An extremely well maintained residential property comprising two self contained apartments each providing well planned one bedroom accommodation with generous gardens and seating areas and each having a single garage.

Conveniently located within Crossflatts, a short walk from the railway station and within comfortable commuting distance of both Leeds and Bradford.

Guide Price £195,000

38 – 40 Keighley Road Crossflatts Bingley BD16 2EZ

• Bingley 1 mile • Keighley 3.5 miles • Skipton 11.5 miles • Bradford 8 miles • Leeds 16.5 miles

Location

The property is centrally located in Crossflatts within easy walking distance of the primary school, pharmacy and convenience store and being close to the Leeds Liverpool Canal. Access for commuters by both road and rail is excellent with Crossflatts railway station being a short 400 metre walk to the south and the A650 providing very good links by road.

Description

Heaton Lodge is a very well built and very well maintained detached residential property standing within a spacious plot providing ample gardens, a parking space and two single garages. The building is sub divided to provide two pleasant self contained apartments, each having well planned, well maintained one bedroom accommodation.

Current rents have not been recently adjusted and considered to be below current market values.

Rental PA £8,400
Gross Rental Yield 4.31%

Services

We understand the property to be connected to mains electricity, mains gas, mains water and mains drainage.

Energy Rating

38 Keighley Road – D65 (expired)
40 Keighley Road – Not available

Tenure

Freehold

Council Tax

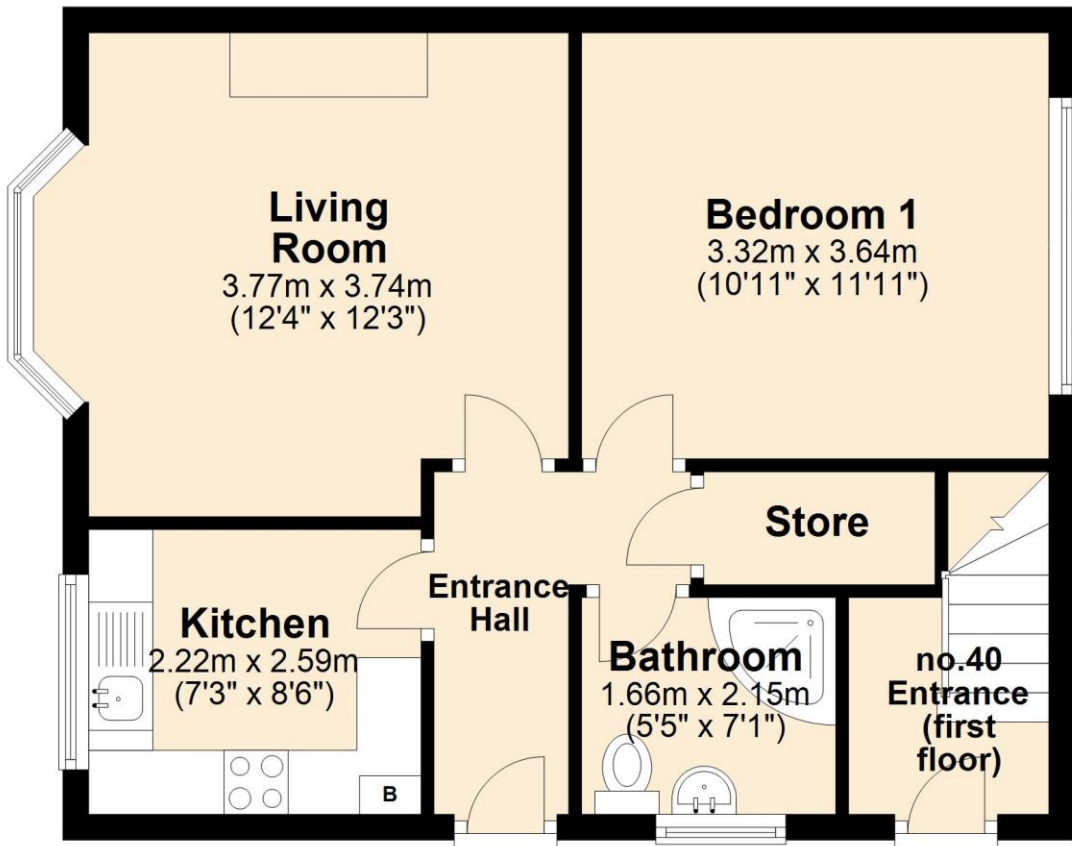
Each Apartment is a Band A (Bradford Metropolitan District Council)

Directions

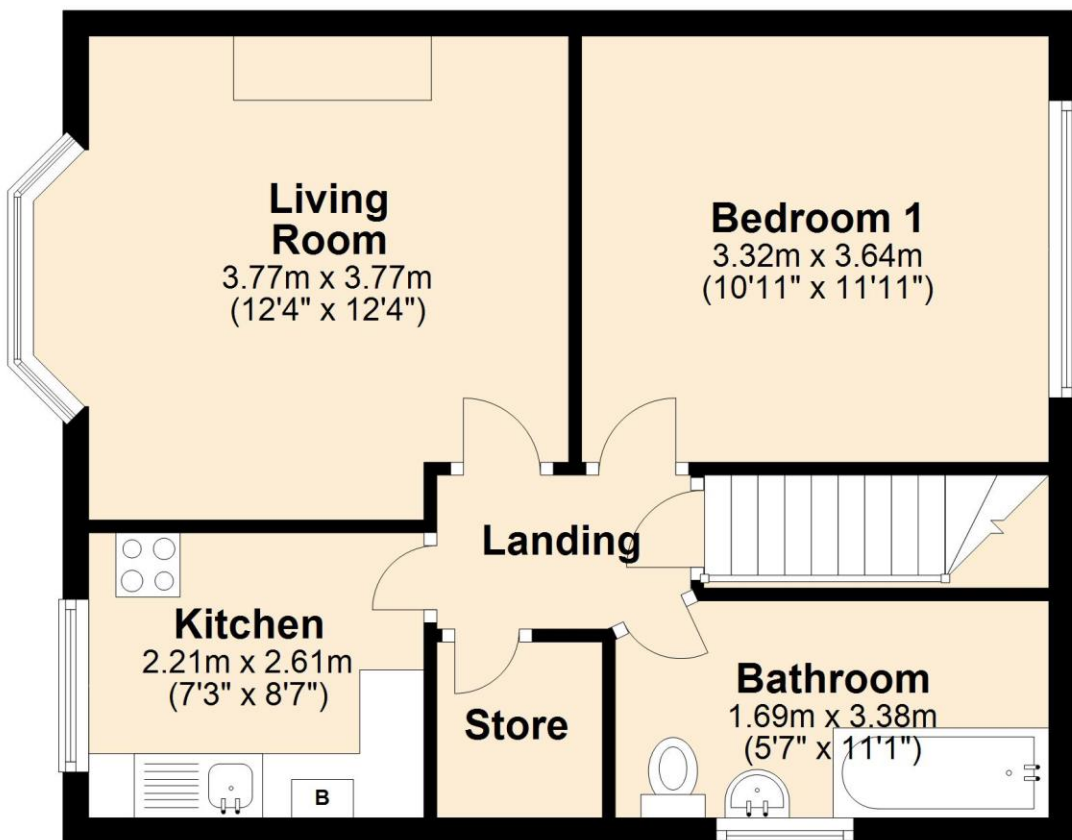
Coming from Keighley on the Aire Valley Road (A650) take the first exit at the roundabout signed Harden & Crossflatts railway station, Micklethwaite and East Marton (B6265) and continue to the next roundabout taking the second exit signed Bingley/Harden (Keighley Road). Continue on Keighley Road for about 650 metres where the property can be found on the left just before the turning to Micklethwaite. A David Hill For Sale sign has been erected at the property.



38 Heaton Lodge (ground floor)



40 Heaton Lodge (first floor)





The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

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