



**Westburn Way, Keighley BD22 6LJ**

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**Westburn Way, Keighley**

Situated in a popular residential area of Keighley, close to a range of local amenities, schools and transport links, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise a property and add value.



Requiring updating throughout, the property offers generous accommodation, excellent storage and great potential to create a fantastic family home.

The accommodation begins with an entrance porch leading into a hallway, providing access to the main living areas. The kitchen is fitted with a range of wall and base units and includes an integrated double oven, with space and plumbing for a dishwasher. While functional, the kitchen would benefit from modernisation, allowing purchasers to tailor the space to their own tastes and requirements.

The living room is a generous size and enjoys plenty of natural light, with sliding patio doors opening onto the front garden. A separate dining room offers ample space for family dining and entertaining. Also located on the ground floor is a double bedroom, a useful utility room with space and plumbing for a washing machine, and a house bathroom comprising a three-piece suite. Additional storage is available beneath the stairs.

To the first floor are two further well-proportioned double bedrooms, both benefiting from built-in wardrobes and additional storage solutions.

Externally, the property enjoys a driveway providing off-road parking, leading to a garage with electric supply. There is a lawned garden to the front, while the enclosed rear garden offers a private outdoor space.

Offering spacious accommodation, excellent storage and significant potential for improvement, this property is sure to appeal to a range of buyers.

### 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.



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## Westburn Way, Keighley

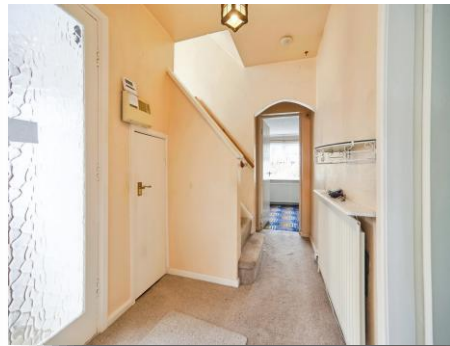
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached
- Popular Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KEI104932 - 0003

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