



Unity Street, Riddlesden, BD20 5PT

Asking Price £169,950

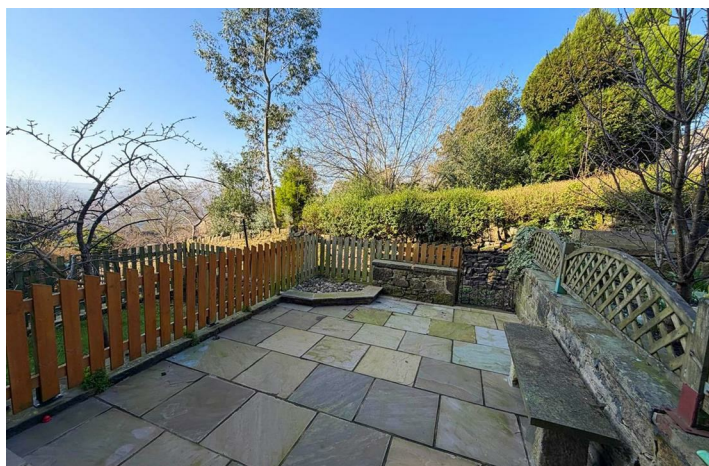
- STONE BUILT TERRACE HOME
- PAVED MATURE GARDEN TO REAR
- FITTED BREAKFAST KITCHEN
- VIEWING ADVISED
- DOUBLE GLAZING
- THREE BEDROOMS
- LIVING ROOM WITH LOG BURNING STOVE
- IDEAL FOR A FTB / INVESTOR
- GAS CENTRAL HEATING

## Unity Street, Riddlesden BD20 5PT

A beautiful appointed stone-built three bedroom through terrace, set within the ever-popular residential area of Riddlesden. Offering an exceptional opportunity for first time buyers and investors alike, this charming home effortlessly blends character features with modern comforts to create a truly inviting living space.



Council Tax Band: A



## PROPERTY DETAILS

Wilman & Lodge are delighted to present this beautifully appointed stone-built three bedroom through terrace, set within the ever-popular residential area of Riddlesden. Offering an exceptional opportunity for first time buyers and investors alike, this charming home effortlessly blends character features with modern comforts to create a truly inviting living space.

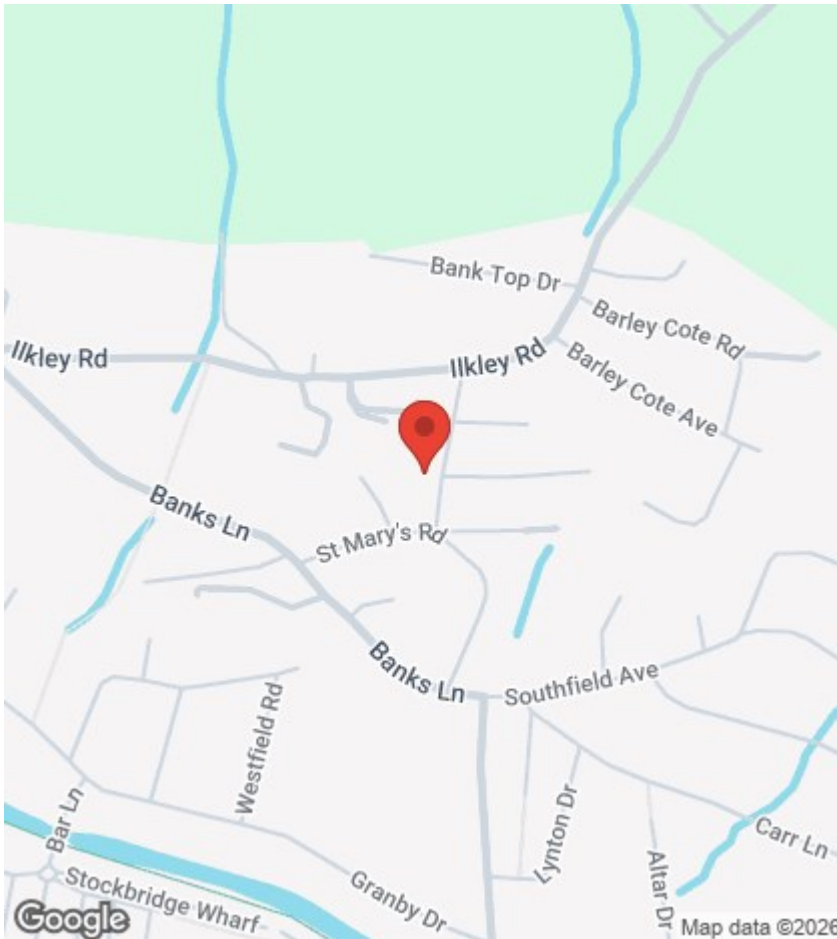
At the heart of the property is a warm and welcoming living room, where a striking log burning stove takes pride of place within a feature brick fireplace, creating a cosy focal point perfect for relaxing evenings. French doors open directly onto the established paved rear garden, seamlessly connecting indoor and outdoor living and making it an ideal setting for entertaining or unwinding in the warmer months. The fitted breakfast kitchen is both stylish and practical, offering a range of wall and base units with contrasting work surfaces, integrated appliances including a gas hob, electric oven, extractor and dishwasher, as well as space for additional appliances. An under-stairs storage area enhances functionality, while the layout provides ample room for informal dining.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom enjoying pleasant distant views to the rear. A contemporary fully tiled house bathroom features a white three-piece suite with shower over bath, vanity basin unit and heated towel rail. From the landing, stairs lead to a superb multi-functional attic room. Flooded with natural light from skylight windows to both the front and rear, this versatile space is perfect as a third bedroom, home office, hobby room or guest accommodation, complete with useful eaves storage.

Externally, the property continues to impress. The paved rear garden provides a private and low-maintenance seating area with distant views, ideal for outdoor dining and socialising. To the front, an enclosed yard offers further seating space along with the added benefit of two useful out-house storage rooms.

With gas central heating and double glazing throughout, this wonderful home is ready to move into and enjoy.

Early viewing is highly recommended to fully appreciate the space, character and lifestyle on offer.



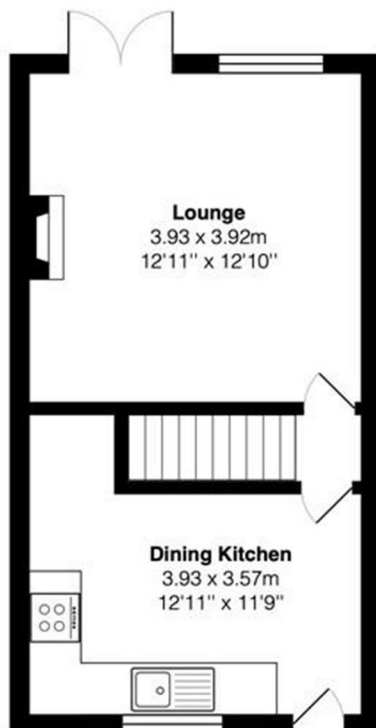
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

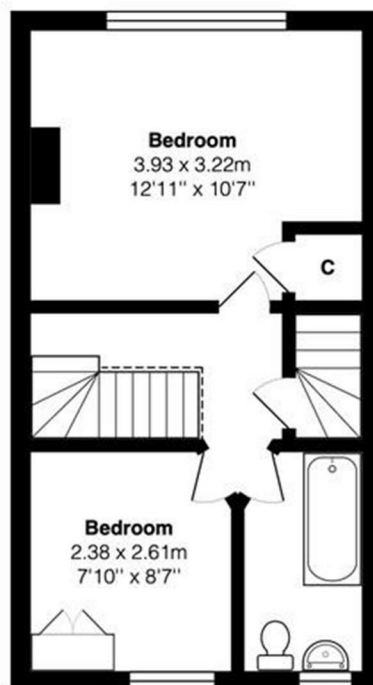
## EPC Rating:

C

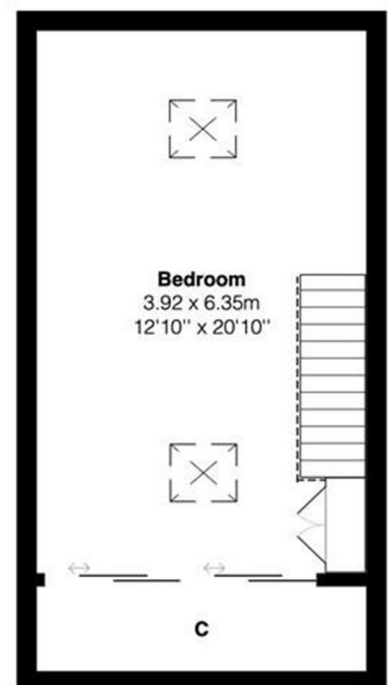
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            | 71                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Ground Floor



First Floor



Second Floor

Total Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup>

All measurements are approximate and for display purposes only