



Davies Properties



41 Bentley Court

Parkwood Rise, Keighley, BD21 4RG

£35,000



A two-bedroom apartment situated on the 5th floor of a purpose-built tower block, within convenient reach of the town centre.

Offered with vacant possession, this property presents a versatile opportunity for a range of purchasers, particularly buy-to-let investors seeking consistent rental demand in the area. Apartments in this development have historically proven popular within the local rental market.

The accommodation comprises an entrance hall, a useful storage/utility cupboard, an open-plan living and kitchen area, two bedrooms, and a bathroom. Further benefits include uPVC double glazing and electric wall-mounted heaters.

With its central location and straightforward access to local amenities and transport links, this flat offers a practical and potentially rewarding investment proposition.



Entrance Hall

Bedroom One 14'8" x 12'4" (4.47m x 3.76m)

With two uPVC double glazed windows and an electric wall heater.

Bedroom Two 13'5" x 10'11" (4.09m x 3.33m)

With a uPVC double glazed window and an electric wall heater.

Kitchen/Living Space 25'0" x 11'8" (7.62m x 3.56m)

With two uPVC double glazed windows and an electric wall heater. The kitchen area has a selection of wall and base units with work-surfaces over, stainless steel sink, single electric oven and hob with extractor hood over and plumbing for a washing machine.

Bathroom 8'1" x 7'7" (2.46m x 2.31m)

With a white three-piece suite comprising of panelled bath with shower mixer tap, pedestal hand wash basin and W/C.

Store Cupboard 8'9" x 3'2" (2.67m x 0.97m)

A useful utility storage cupboard.

Additional Information

- ~ Tenure: Leasehold
- ~ Term of Lease: 250 years from 1st January 2017
- ~ Lease End Date: 31st December 2266
- ~ Service Charge: £250.00 per month
- ~ Ground Rent: £180.00 per annum
- ~ Council Tax Band: A
- ~ Parking: On street no permit required
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.

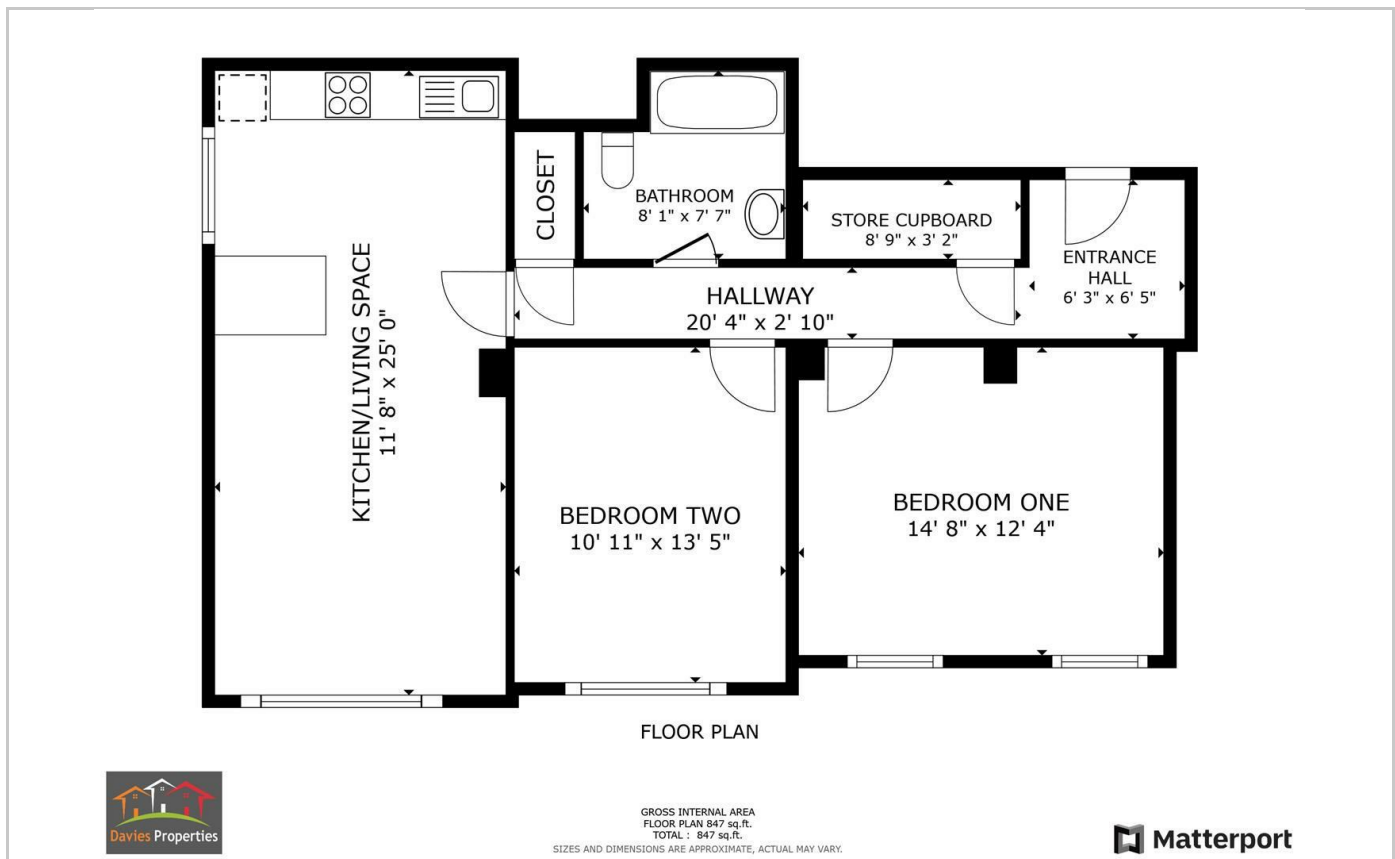
Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	84
England & Wales		EU Directive 2002/91/EC	

Floor Plan



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