Davies Properties

# 41 Bentley Court

## Parkwood Rise, Keighley, BD21 4RG

£22,000

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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.

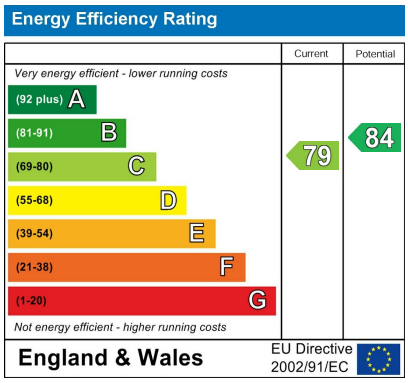
### Bathroom 8'1" x 7'7" (2.46m x 2.31m)
With a white three-piece suite comprising of panelled bath with shower mixer tap, pedestal hand wash basin and W/C.

### Store Cupboard 8'9" x 3'2" (2.67m x 0.97m)
A useful utility storage cupboard.

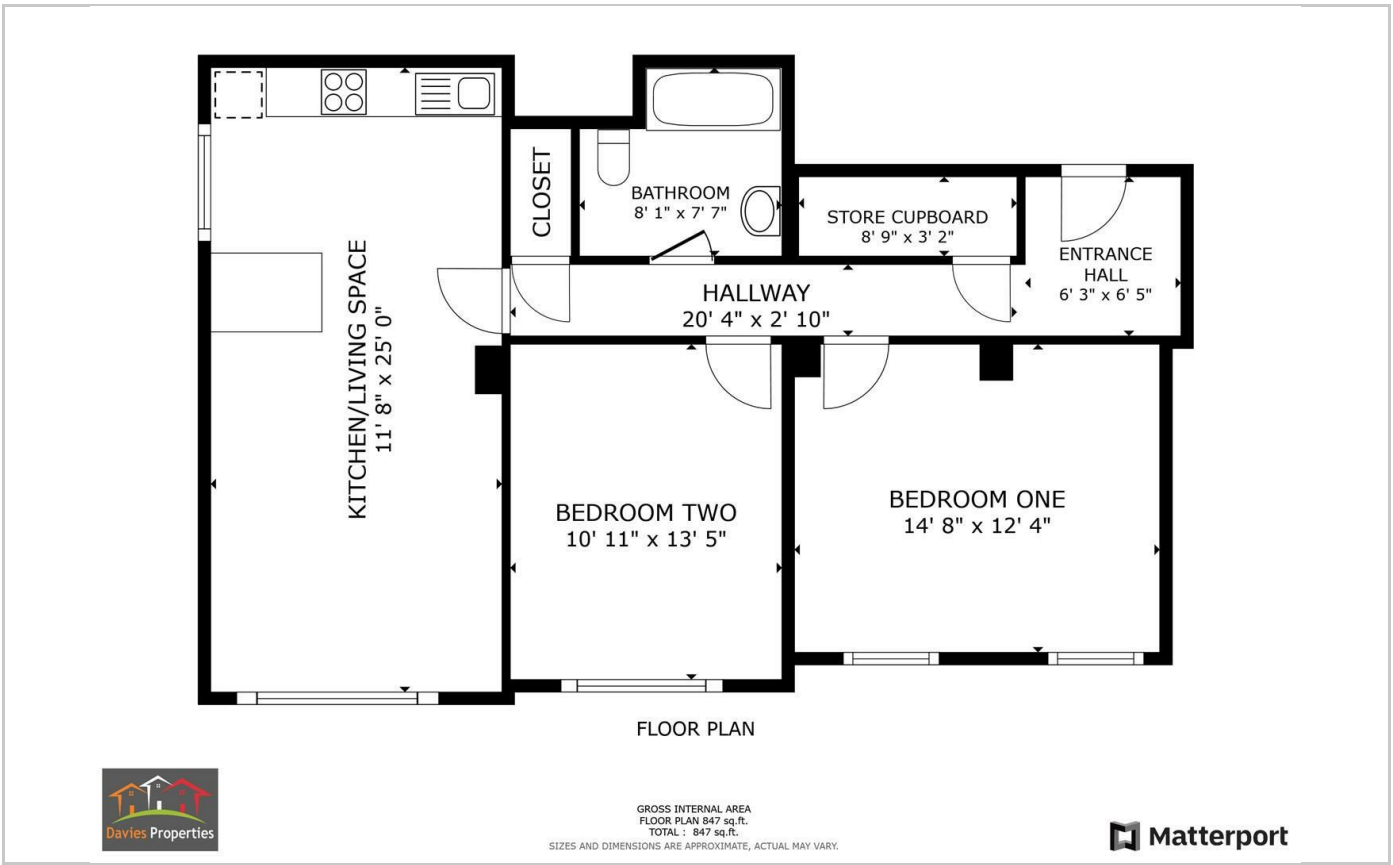
### Additional Information
~ Tenure: Leasehold
~ Term of Lease: 250 years from 1st January 2017
~ Lease End Date: 31st December 2266
~ Service Charge: £250.00 per month
~ Ground Rent: £180.00 per annum
~ Council Tax Band: A
~ Parking: On street no permit required
~ Broadband - according to the Ofcom 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




## Floor Plan

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