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Brow Top Road

Haworth, Keighley, BD22 9PH

Asking Price £645,000

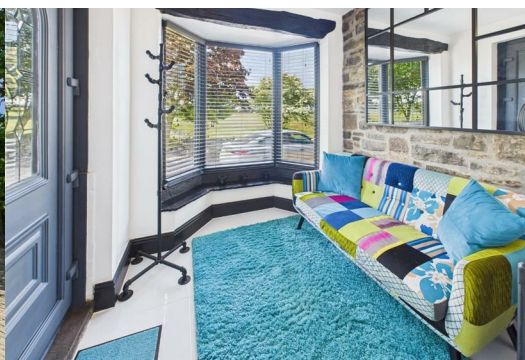


Hardgate Cottage is a beautifully positioned four bedroom detached home which occupies an enviable plot, and is surrounded by agricultural, and grazing land in a semi rural location approximately half a mile from Historic Haworth

The main home and detached garage which has a bar and WC facilities offer any would be purchasers an impressive degree of versatility and flexibility and must be viewed to be fully appreciated. Further opportunity to develop the barn under planning application 22/03706/HOU will only further enhance the appeal of a wonderful family home.

With bore hole water, oil central heating a septic tank and adjoining croft to the rear the idyllic home offers a real sense of privacy and seclusion and will indeed appeal to the most discerning of purchasers.

Hardgate Cottage comprises; entrance hall, lounge with feature wood burner, a well equipped and open plan family dining and sitting area with a further feature wood burner, and an impressive ground floor double bedroom with modern en suite shower room. To the first floor are three further double bedrooms with bedroom one having impressive en suite bath and shower facilities and a contemporary house bathroom.



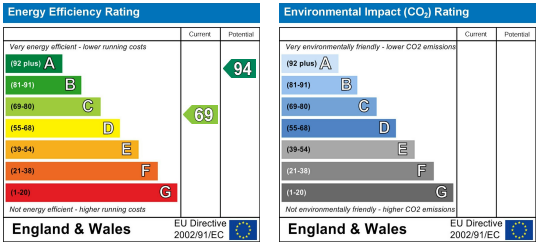
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.