

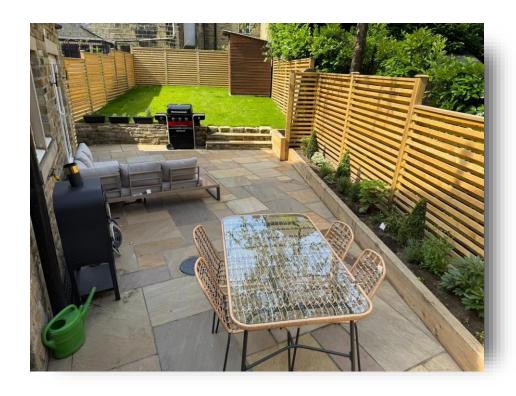




### welcome to

### The Old Coach House Ivy Bank Lane, Haworth Keighley

Tucked away in the charming village of Haworth, this beautifully presented 3 bedroom detached property offers modern living with timeless appeal. Perfectly suited for families and first-time buyers, this home is ready for you to move straight in.





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Stepping inside you are greeted by an entrance hallway with stairs up to the first floor, door to the lounge which comprises of a multi-fuel burning stove in a feature fireplace and double doors opening into the kitchen diner with patio doors out to the garden. Walking upstairs there are two generous double bedrooms with master having an ensuite, and a cosy single bedroom ideal for a child or home office. The contemporary finish throughout adds a stylish touch. The property also benefits from a driveway to the side and a lovely rear garden; providing a patio area and lawn perfect for entertaining and everyday outdoor enjoyment.

Located in the heart of Haworth-famed for its literary heritage, quaint cobbled streets, and breathtaking countryside-you'll enjoy the perfect blend of village charm and modern comfort.











#### welcome to

# The Old Coach House Ivy Bank Lane, Haworth Keighley

- Located in Haworth
- 3 Bedrooms
- Detached Family Home
- Garden to Rear
- Parking to Side

Tenure: Freehold EPC Rating: C

Council Tax Band: B

## £350,000







Please note the marker reflects the postcode not the actual property

Bridgehouse Ln

### view this property online holroydsestateagents.co.uk/Property/KEI104363



Property Ref: KEI104363 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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