



**Hainworth Wood Road, Keighley BD21 5DR**



**welcome to**

**Hainworth Wood Road, Keighley**

Offered to the market is this four bedroom home with a potential self-contained one bedroom annex, ideally located in Keighley. Perfect for multi-generational living or rental income, this property offers a fantastic investment opportunity.



This unique property has been thoughtfully converted to provide flexible living accommodation across multiple floors, currently arranged to suit a resident landlord with space for lodgers.

The lower ground level comprises of a kitchen living area, a generous size bedroom to the rear and a shower room to have potential for independent living.

On the ground floor, the property offers a generous living room and a well-proportioned kitchen, providing ample space for multiple occupants.

The first floor features two double bedrooms alongside a modern house bathroom, while the attic has been converted into a spacious open-plan bedroom and living area.

To the rear of the property is a patio area and access to a detached garage which comprises of W/C and workshop.

This versatile layout allows the property to operate successfully in its current form but also presents an excellent opportunity as an HMO or as a large family home, particularly for those seeking multigenerational living arrangements.

A major highlight is the recently built garage with an integrated workshop, adding further practicality and value. Finished to a meticulous standard, this property represents a rare and exciting investment opportunity, whether for income generation or as a substantial private residence.

### **Lounge**

12' 2" Max x 11' 2" Max ( 3.71m Max x 3.40m Max )

### **Kitchen Diner**

14' 5" Max x 13' 9" Max ( 4.39m Max x 4.19m Max )

### **Lower Ground Kitchen Living**

14' 5" Max x 13' 9" Max ( 4.39m Max x 4.19m Max )

### **Lower Ground Bedroom**

14' 1" Max x 11' 10" Max ( 4.29m Max x 3.61m Max )

### **Shower Room**

### **Bathroom**

### **Bedroom 1**

14' 1" Max x 11' 10" Max ( 4.29m Max x 3.61m Max )

### **Bedroom 2**

10' 10" Max x 9' 2" Max ( 3.30m Max x 2.79m Max )

### **Bedroom 3**

19' 8" Max x 13' 5" Max ( 5.99m Max x 4.09m Max )

### **Ensuite**



***view this property online*** [holroydsestateagents.co.uk/Property/KEI104313](https://holroydsestateagents.co.uk/Property/KEI104313)



**welcome to**

## **Hainworth Wood Road, Keighley**

- Great Investment opportunity
- Four Bedroom Property
- Flexible Living
- Garage with Workshop to Rear
- 

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£150,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104313](https://holroydsestateagents.co.uk/Property/KEI104313)



Property Ref:  
KEI104313 - 0004

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.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**holroyds**



**01535 610021**



[keighley@holroydsestateagents.co.uk](mailto:keighley@holroydsestateagents.co.uk)



59 North Street, KEIGHLEY, West Yorkshire,  
BD21 3SL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**