



Cliffe Cottage East Lees Lane, Haworth Keighley BD22 8RA

welcome to

Cliffe Cottage East Lees Lane, Haworth Keighley

We are delighted to bring to market this attractive three-bedroom semi-detached property, situated in the sought-after residential area of Haworth. Finished to show home standards throughout, this home is perfect for families or professionals looking for modern living in a desirable location.



Upon entering, you are greeted by a welcoming hallway, complete with stylish wall panelling and herringbone flooring, setting the tone for the quality finish throughout. To the right is the spacious living room, featuring a contemporary gas fire and surround, modern decor, and generous natural light, creating an inviting space to relax.

The modern kitchen boasts a range of base and wall units, ample workspace, and a feature range cooker. A door provides direct access to the rear patio. The dining room is another generously sized space, filled with natural light and finished with modern decor. The herringbone flooring flows seamlessly throughout the ground floor, enhancing the sense of continuity and style. This room offers the perfect setting for family meals and entertaining guests.

The property benefits from a basement level, thoughtfully converted to include a utility room with space for a washing machine and dryer, along with a convenient WC.

To the first floor are three well-proportioned bedrooms, all with built-in storage. Two of the bedrooms are particularly generous in size, and the modern decor continues throughout. Completing this floor is a spacious house bathroom, featuring a four-piece suite comprising a shower cubicle, bath, wash basin, and WC, with additional built-in storage.

Externally, the property enjoys a lawned garden to the front and a paved

Living Room

15' 10" Max x 14' Max (4.83m Max x 4.27m Max)

Dining Room

15' Max x 14' 2" Max (4.57m Max x 4.32m Max)

Kitchen

12' 7" Max x 12' 6" Max (3.84m Max x 3.81m Max)

Bedroom 1

14' 5" Max x 12' 2" Max (4.39m Max x 3.71m Max)

Bedroom 2

13' 10" Max x 13' 8" Max (4.22m Max x 4.17m Max)

Bedroom 3

11' Max x 10' 5" Max (3.35m Max x 3.17m Max)

Bathroom

12' 7" Max x 10' 10" Max (3.84m Max x 3.30m Max)



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Cliffe Cottage East Lees Lane, Haworth Keighley

- Show Home Standards Throughout
- Modern Fixture & Fittings
- Ample Built in Storage Throughout
- 3 Bedrooms
- Converted Basement

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KEI104452 - 0004

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01535 610021



keighley@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk