



**Cliffe Cottage East Lees Lane, Haworth Keighley BD22 8RA**



*welcome to*

**Cliffe Cottage East Lees Lane, Haworth Keighley**

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. Viewing Essential.



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 )



***view this property online*** [holroydsestateagents.co.uk/Property/KEI104452](https://holroydsestateagents.co.uk/Property/KEI104452)



welcome to

## 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

**view this property online** [holroydsestateagents.co.uk/Property/KEI104452](https://holroydsestateagents.co.uk/Property/KEI104452)



Property Ref:  
KEI104452 - 0005

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



**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)**