



## 28 West Lane, Haworth, Keighley, BD22 8DU

£260,000

- TWO BEDROOM END-TERRACE COTTAGE
- SET ACROSS THREE FLOORS
- HARDWIRED SMOKE ALARMS
- NEW BATHROOM
- PRIVATE PARKING FOR SEVERAL CARS
- RECENTLY REFURBISHED
- HISTORIC HAWORTH LOCATION
- NEW WINDOWS & DOORS
- NEW DECOR AND FLOORING
- DISTANT RURAL VIEWS TO THE REAR



## 28 West Lane, Keighley BD22 8DU

**\*\* SUPERB REFURBISHED CHARACTER COTTAGE \*\* ON THE COBBLES AT HAWORTH! \*\* SET ACROSS THREE FLOORS**  
**\*\* PARKING TO THE REAR \*\*** Bronte Estates are delighted to offer for sale this impressive cottage, located in the heart of Bronte country, just off the world famous Haworth Main Street. Parking is at premium in Haworth, but this lovely cottage has a driveway to the rear with parking for 2-3 cars! The current owners have recently carried out a program of modernisation and have retained many of the character features. Ideal for those down-sizing, first time buyers or indeed, a holiday let investment, being just a stones throw from all the restaurants, cafe's, bars & boutiques on Main Street. Briefly comprising of: Ground Floor - a spacious Lounge with windows to the front and rear, Lower Ground Floor - Dining Kitchen with access to the rear garden and parking, and to the First Floor - two Bedrooms and a Bathroom. View now!



Council Tax Band: A



## Ground Floor

### Lounge

17'0 x 15'0

A new solid-wood front door leads in to the lounge. An impressive reception room with character features such as exposed stone work, beams and a stone fireplace. There are windows to the front and rear elevations, inset ceiling spotlights, two central heating radiators and stairs off to the first and lower ground floors.

## Lower Ground Floor

### Dining Kitchen

16'10 x 15'0

A spacious dining kitchen with a solid oak fitted kitchen and granite work surfaces, including a Belfast sink and a double Rangemaster cooker with two ovens, grill and 5 gas rings. Plumbing for a washing machine and dishwasher, boiler cupboard and an under-stairs store cupboard. There are two windows to the rear and a new solid-wood door leading out to the rear. Laminate flooring, exposed beams and ample space for a dining table.

## First Floor

### Bedroom One

15'0 x 8'0

Two windows to the front elevation, two central heating radiators and feature spotlighting.

### Bedroom Two

7'11 x 7'0

Another double bedroom with two windows to the rear elevation affording stunning views over the roof tops towards open countryside. Central heating radiator.

## Bathroom

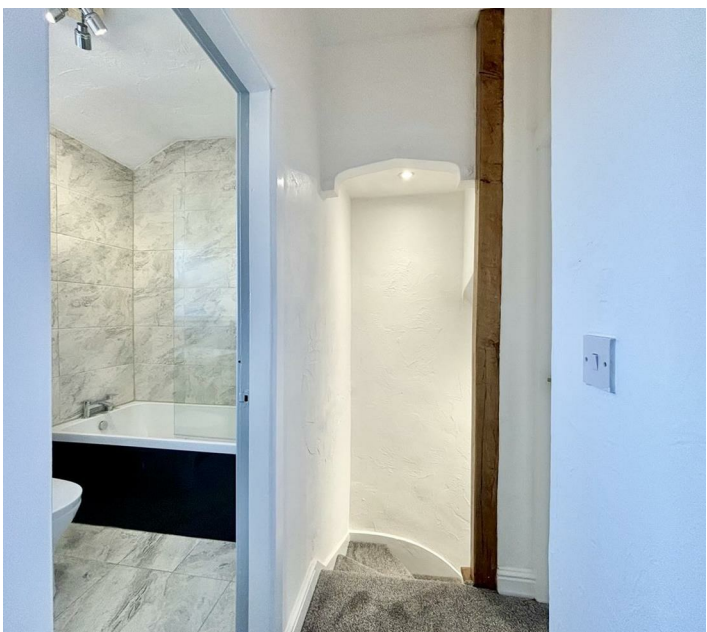
A fully refurbished bathroom comprising of a panelled bath with a rainfall shower over, WC and washbasin set in a modern unit with storage below. Chrome heated towel rail and a window to the rear, again with superb open views.

## External

Pavement lined to the front with a bin store and permit parking. To the rear is a gated outdoor space with a paved seating area and parking for

two-three cars, accessible from Changegate Court. Please note - there is a public right of way at the side of the house and the property is within the Haworth conservation area.











Directions

Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

EPC Rating:  
E

