

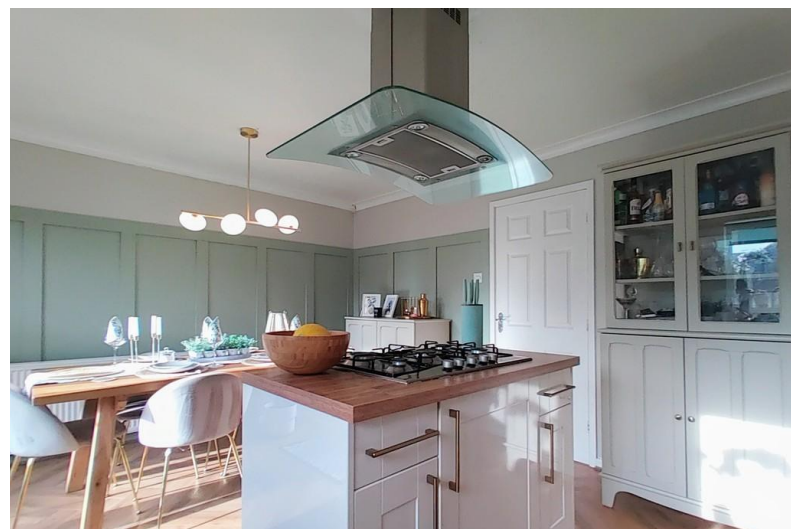


7 Spinners Way

- MODERN LINK DETACHED
- THREE BEDROOMS
- SET ACROSS THREE FLOORS
- INTEGRAL GARAGE

£275,000

EPC Rating 'TBC'





Property Description

**** MODERN THREE BEDROOM LINK-DETACHED **
OPEN RURAL VIEWS ** TASTEFULLY APPOINTED **
GARAGE, DRIVE & GARDENS **** This ideal family home is located within two minutes walk of Haworth Main Street and is a stones throw from Haworth Primary School, Haworth Park, the Steam Railway, and Bronte tourist attractions. Located in the corner of a cul-de-sac and enjoying an open aspect to the rear with views across farmland. The modern Dining-Kitchen is a great entertaining space and the spacious lounge enjoys open views from every window. This lovely property briefly comprises of: Ground Floor - Dining Kitchen, WC, Hallway & Integral Garage. First Floor - Lounge and Bedroom Three (currently used as a home office). Second Floor - two Bedrooms & Bathroom. Driveway to the front & Garage, Garden to the rear. A well presented, spacious family home, in a superb location; we expect this one to attract a lot of interest!



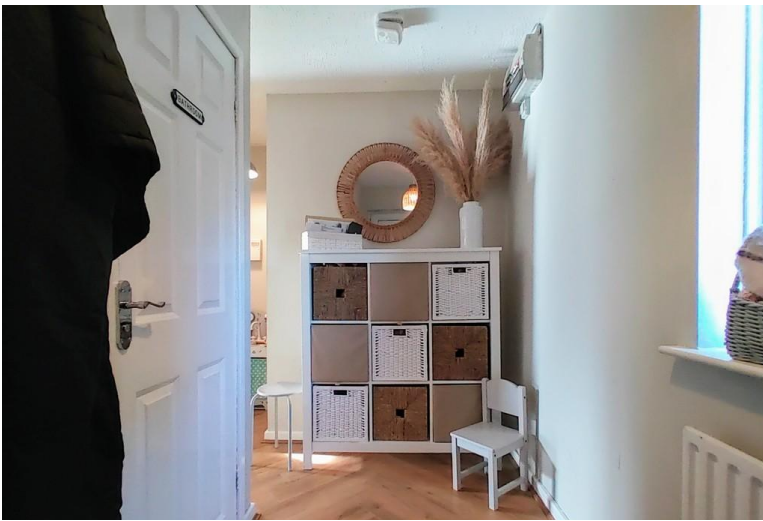


ENTRANCE HALL

Window to the side elevation, laminate flooring, central heating radiator and doors off to the WC and Kitchen. Stairs off to the first floor.

KITCHEN/BREAKFAST ROOM

15' 7" x 12' 4" (4.75m x 3.76m) A super dinging kitchen with designated dining area and kitchen. The kitchen is fitted with a modern range of base and wall units, butchers block working surfaces and complimentary splash-back wall tiling. A central island unit provides more storage and a five ring gas hob with chimney style extractor above. White ceramic sink and drainer, electric double oven and grill and a central heating radiator. Window and French doors to the rear. Door to the garage.



WC

A handy ground floor WC with a washbasin set in a modern vanity unit and a window to the front elevation.

GARAGE

17' 6" x 12' 4" (5.33m x 3.76m) Electric front roller door. Currently used as a utility/gym and is fitted with wall and base units, working surfaces, washing machine plumbing and a door to the rear garden.

FIRST FLOOR

LOUNGE

15' 6" x 12' 2" (4.72m x 3.71m) A bright reception room with two windows to the rear elevation and French doors to the side leading out to the garden. Cast iron living flame gas stove set on a granite plinth with a modern timber surround. Modern vertical radiator. Door to bedroom three and open stairs to the second floor.



BEDROOM THREE

9' 2" x 8' 1" (2.79m x 2.46m) Currently used as a home office. Window to the front elevation and a central heating radiator. Open views across Haworth.

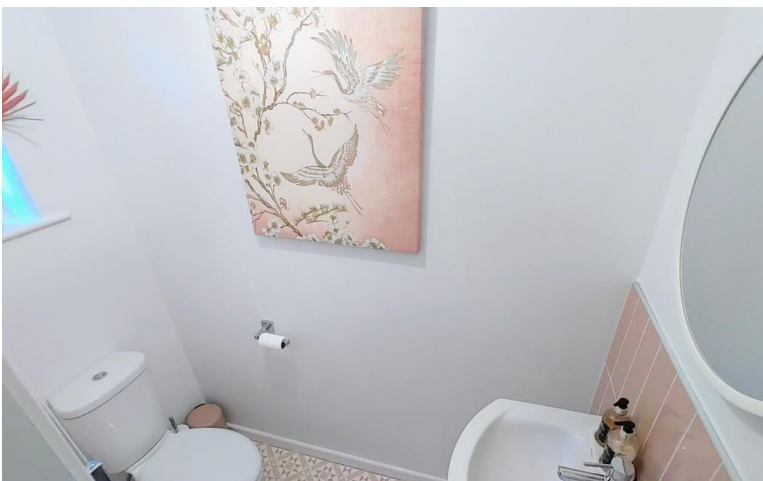
SECOND FLOOR

BEDROOM ONE

12' 2" x 9' 3" (3.71m x 2.82m) Windows to the front and rear elevations and a central heating radiator.

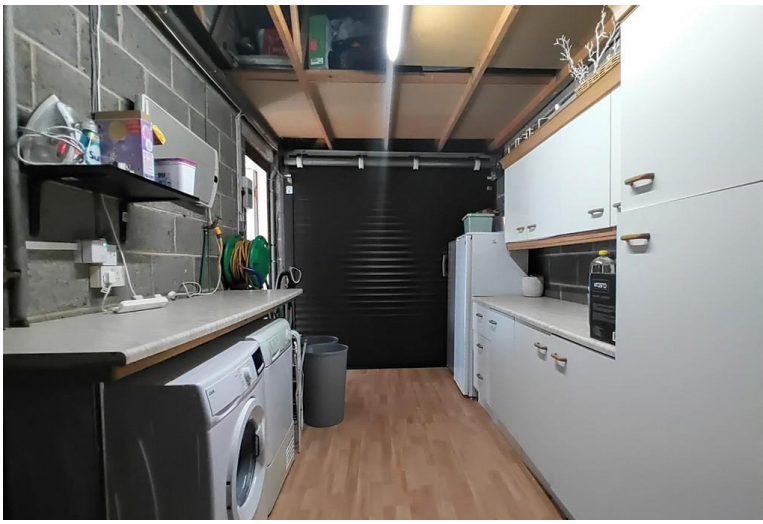
BEDROOM TWO

9' 3" x 8' 10" (2.82m x 2.69m) Window to the front elevation and a central heating radiator.



BATHROOM

8' 10" x 5' 9" (2.69m x 1.75m) White three piece bathroom suite comprising of a large panelled bath with centre taps and a rainfall shower over, WC and a



pedestal washbasin. Window to the rear elevation.

EXTERNAL

To the front of the property is a block-paved driveway providing parking for one car. There is further visitor parking available in the cul-de-sac. To the rear of the property is a raised deck seating area and a good-sized lawn area that wraps around two sides of the property. To the rear of the kitchen is paved patio area and a garden shed.

FREEHOLD

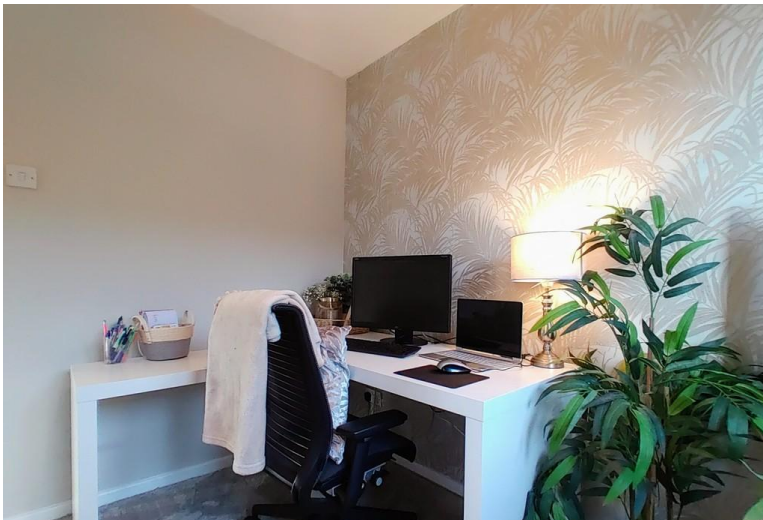
COUNCIL TAX BAND D



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



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