



East Lees Hall, Nares Street, Haworth, BD22 9EQ

welcome to

East Lees Hall, Nares Street

A delightful modern four bedroom townhouse close to the famous village of Haworth with pleasant low maintenance garden and off street parking.



General Description

A beautifully presented four bedroom townhouse located close to the famous village of Howarth, offering an abundance of local amenities and public transport. The property is a short drive to the spa towns of Ilkley and Harrogate as well as Leeds Bradford Airport.

The property briefly comprises of; lounge, dining, kitchen, living room, four bedrooms, one with en-suite and a family bathroom.

Entrance Hall

A Upvc door to the front leads into a spacious entrance hall.

Lounge

25' 4" x 20' 8" (7.72m x 6.30m)

This room epitomises the style of the conversion with high ceilings fitted with spotlights, wall lights and a feature fireplace with electric fire, three UPvc wood effect windows to the rear, and a radiator.

Lower Ground Floor

Staircase from the entrance hall leads to the lower inner hallway.

Cloakroom

Having a hand wash basin, low flush W.C, and a radiator.

Kitchen, Dining, Sitting Area

19' 9" x 13' 10" (6.02m x 4.22m)

Having a range of fitted wall and base units with work surfaces over, inset ceramic sink and drainer, built in microwave, electric oven with electric hob and cooker hood, dining and seating area with TV aerial, ceiling spotlights, stripped wooden floorboards. Upvc wood effect window to the rear and a door leads out to the rear into the delightful garden.

Utility Room

10' 9" x 8' 9" (3.28m x 2.67m)

Having a range of wall and base units with inset stainless steel sink and drainer, radiator, space for fridge freezer and useful under stairs storage.

First Floor

Staircase from the entrance hall to the first floor landing with a radiator and access to the loft.

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

Having a radiator, a range of fitted wardrobes and two Upvc wood effect windows to the rear. Door leads into En-suite.

En-Suite

Having a three piece suite comprising; vanity hand wash basin, low flush W.C, 1 1/2 shower cubicle, extractor fan and a Upvc double glazed window to the rear.

Bedroom Two

10' 7" x 9' 3" (3.23m x 2.82m)

With a Upvc wood effect double glazed window to the front and a radiator.

Second Floor

Staircase leading to

Bedroom Three

15' 4" x 9' 9" (4.67m x 2.97m)

Having a radiator and a Velux window to the front. Some restricted head height.

Bedroom Four

13' 5" x 7' 10" (4.09m x 2.39m)

Having a radiator and two Velux windows to the rear. Some restricted head height.

Bathroom

Having a three piece suite comprising; bath with shower over, hand wash basin and low flush W.C.

Outside

To rear of the property there is an attractive landscaped garden with paved patio, planting areas and an outside tap. The property also has the benefit of two car parking spaces.



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welcome to

East Lees Hall, Nares Street

- Beautifully Presented Townhouse
- Four Bedrooms
- Off Street Parking
- Well Maintained Garden
- Close to Famous Village of Haworth

Tenure: Freehold EPC Rating: C

£268,000



Please note the marker reflects the
postcode not the actual property

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