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Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Lees Mill, Shuttle Fold, Haworth BD22

£180,000 Leasehold

Two Bedroom Duplex Apartment

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>



**Shuttle Fold
Haworth
BD22**

Key features:

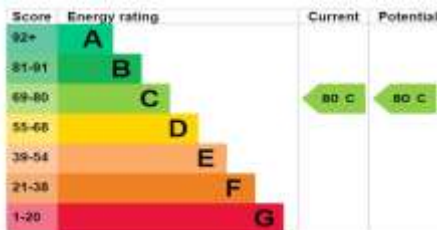
- Two Bedroom Duplex Apartment
- Modern Feel Throughout
- Downstairs WC
- Allocated Parking For Two Cars
- Open Plan Living Area
- Gas Central Heating
- En-Suite
- Total Service Charges; £960 Per Annum



Why you'll like it

Modern Two Bedroom Duplex Apartment situated in this popular residential location on the outskirts of Haworth. Benefitting from; open plan living, two allocated parking spaces and a modern kitchen. Viewing is essential

Located close to Haworth's famous cobbled 'Main Street', with its wide array of local shops, cafes, bars, and historic inns, which attract visitors from all around the world. Haworth has an array of everyday facilities together with the world famous Bronte Parsonage and Worth Valley Railway. There are many stunning walks to be taken right from the property, including across the moors. Situated within comfortable commuting distance to the larger business centres of Keighley, Bradford and Leeds



HALL With staircase to the first floor and under stair storage cupboard

OPEN PLAN
LOUNGE/DINER/KITCHEN 18' 0" x 26' 2" (5.5m x 8m) Stunning large open plan lounge/diner/kitchen. Two large windows providing ample natural light and views over Haworth, high ceilings and modern fitted kitchen with ample wall and base units, integrated appliances including; Oven, gas hob, extractor hood, dishwasher and fridge/freezer

UTILITY ROOM 5' 10" x 3' 7" (1.8m x 1.1m) Housing the boiler and plumbing for washer

CLOAKROOM Comprising; WC and hand wash basin

LANDING

BEDROOM ONE 8' 10" x 16' 0" (2.7m x 4.9m) Large double bedroom with carpet flooring, Velux window and access to the en-suite

ENSUITE Comprising; WC, hand wash basin and shower cubicle. Velux window providing ample natural light

BEDROOM TWO 8' 8" x 12' 1" (2.65m x 3.7m) Excellent second double bedroom with Velux window and carpet flooring

BATHROOM Comprising; WC, hand wash basin and shower over bath

TO THE OUTSIDE There are two allocated parking spaces to the front in a private car park and communal garden areas

