



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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.



## Old Hall Close, Haworth, BD22

£410,000 Freehold

Three Bedroom Detached

EPC Rating: D

**Martin & Co Keighley**  
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Old Hall Close  
Haworth  
BD22

**Key features:**

- Three Bedroom
- Detached
- Stunning Finish Throughout
- Gas Central Heating & Solar Panels
- Driveway
- Quiet Cul-De-Sac
- Incredible Views
- Landscaped Garden
- Ready To Move In



**Why you'll like it**

We are delighted to present this immaculate, detached house situated in a quiet Cul De Sac just off the main streets in Haworth. This property is a sublime example of professional finish and design, with an incredible finish throughout. It is located in a sought after location, near public transport links, local amenities, historical features, and walking routes.

The property enjoys a well-thought-out floor plan with an emphasis on open-plan living. The heart of the house is the remarkable kitchen, a kitchen island, and an abundance of natural light. This space offers a delightful setting for entertaining or family meals, seamlessly blending into the newly converted garage used as the home office, featuring a garden view and double doors leading outside. The main living room is a masterpiece, with large windows offering a garden view, a comforting fireplace, and double doors leading directly to the garden.

The house boasts three double bedrooms. The main bedroom comes with a luxurious en-suite bathroom and a stunning walk-in wardrobe. The remaining two bedrooms are equally appealing, with built-in wardrobes and stunning views of the surroundings. The main family bathroom, includes a modern finish and free-standing bath.

Other unique features include parking to the front, a stunning private rear garden perfect for relaxing or entertaining providing stunning views. This property is ideal for families seeking a blend of luxury and practicality in a prime location. This is an opportunity not to be missed.

Pleasantly situated on the edge of the village of Haworth with views down the Worth Valley and convenient for the many amenities located within Haworth which include a popular first school, medical centre, mini super market and the attractions of the historic Main Street

HALL

LIVING AREA 21' 1" x 16' 11" (6.44m x 5.18m)

KITCHEN 11' 8" x 11' 11" (3.57m x 3.65m)

RECEPTION ROOM/OFFICE 8' 3" x 17' 0" (2.54m x 5.19m)

CLOAKROOM

BEDROOM ONE & DRESSING ROOM 20' 9" x 10' 11" (6.34m x 3.35m) AT MAX POINTS

ENSUITE

BEDROOM TWO 12' 1" x 8' 5" (3.7m x 2.59m)

BEDROOM THREE 8' 8" x 12' 1" (2.66m x 3.69m)

BATHROOM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

