



# Old Laithe Main Street, Stanbury, Keighley, West Yorkshire

**£325,000**

## DESCRIPTION

Situated in the sought after rural village of Stanbury with panoramic countryside views to the rear is this deceptively spacious three bedroom semi detached barn style family home. The property benefits from gas central heating and double glazing, has three reception rooms, a shower room as well as a house bathroom, character features mixed with modern fittings, off road parking, front flagged area and rear garden. EPC Rating Grade F.

## DIRECTIONS

Proceed into Haworth up Mytholmes Lane turning right at the top into West Lane, continue through Sladen Bridge and into Stanbury village. Continue past The Wuthering Heights public house where the property can be found on your right hand side and identified via our for sale board.

## LOCATION

Stanbury is a sought after and picturesque rural village located on the edge of open countryside offering good access to the popular tourist village of Haworth. There are a number of traditional public houses, a popular primary school, a park and bus routes into Keighley town centre where a wider range of shops and amenities can be found including the Airedale shopping centre, a leisure centre, a cinema and bus and train stations offering access to Leeds, Skipton and Bradford. From Stanbury there is good access to East Lancashire and the famous Bronte waterfalls, Top Withins is also a popular local attraction.

## OUR VIEW

An internal inspection is essential to fully appreciate the wealth of charm and character on offer in this deceptively spacious three bedroom semi detached barn style property. There is a rear porch which is plumbed for a washing machine and offers access to a spacious farmhouse kitchen which measures approximately 17'2" (5.23m) in length has tiled flooring, a range of base and wall mounted units, integrated oven and hob. The lounge has exposed wood flooring, multi fuel burning stove in feature fireplace. feature exposed stone work to the walls, radiator and double glazed doors leading to the rear. There is a second reception room in the form of a sitting room which has double glazed windows to the front and side and radiator. There is a spacious dining room which has double glazed door to the front, feature ceiling beams and radiator and measures approximately 20' 2" (6.15m) in length. Also on this level is a shower room which has a three piece modern suite in white comprising shower cubicle, wc, wash hand basin, extractor fan and chrome effect heated towel rail. To the first floor the master bedroom is situated to the front of the property and has a walk in wardrobe, feature apex beams and double glazed window to the front. The second bedroom also being a double size has double glazed window to the rear offering panoramic countryside views, this bedroom also benefits from a wash hand basin. The third bedroom has double glazed window to the rear, radiator plus built in wardrobes. There is also a useful study on this level having a feature apex ceiling beam, radiator and double glazed window. The house bathroom has corner bath with shower over, wc, wash hand basin and radiator. Externally the property has off road parking, a single garage with storage over, a garden and panoramic countryside views to the front and rear which really must be viewed to be fully appreciated.

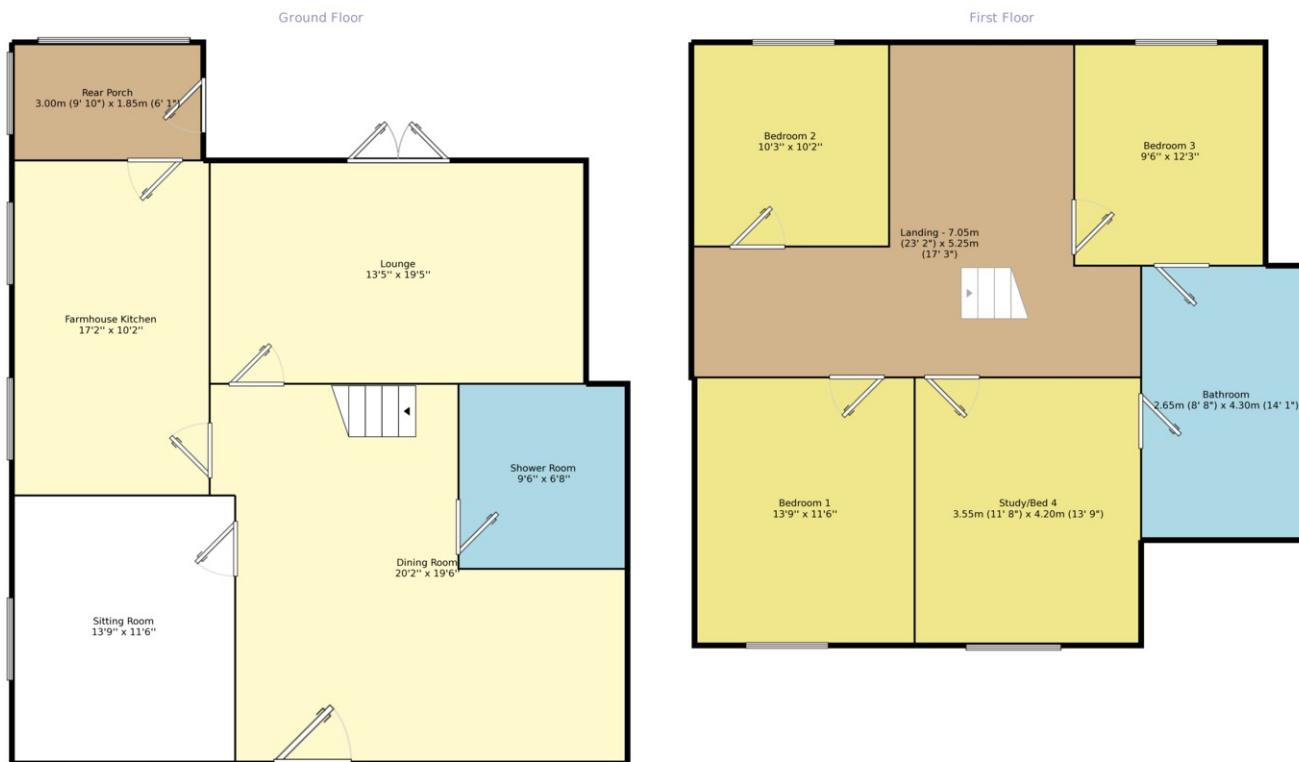
## AGENTS NOTE

The garage is NOT MEASURED: We recommend that you check to ensure that the space is suitable for requirements.

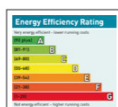








Measurements are approximate. Not to scale. For illustrative purposes only.



For full EPC please contact the branch

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\*Source: Nielsen, Oct 2012.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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