



**River Street, Haworth Keighley BD22 8ND**

**welcome to**

**River Street, Haworth Keighley**

A fantastic opportunity to purchase this three bedroom stone terrace situated within the popular residential location of Haworth. Offering flexible living accommodation planned over four floors. This home will suit a wide variety of purchaser, viewing is highly recommended.



This charming and characterful property offers well-presented accommodation arranged over four floors, blending period features with modern comforts.

The ground floor comprises an entrance hall, a spacious living room, and a versatile office. The living room is generously proportioned, featuring an open fire with a beautiful surround - perfect for cosy evenings. The office enjoys an impressive vertical space.

The lower ground floor hosts a large kitchen diner, complete with a log burner and tile-effect flooring. The kitchen offers a range of base and wall units, space for integrated appliances, and plumbing for a washing machine. A door opens out to the enclosed rear yard, providing convenient outdoor access. A useful store room completes this level.

On the first floor, there are two well-sized double bedrooms and a stylish house bathroom fitted with a three-piece suite, including a freestanding roll-top bathtub - the perfect spot to unwind.

The second floor features a third double bedroom, another generous and versatile space that could serve as a principal bedroom, guest room, or hobby space depending on your needs.

Outside, the property boasts an enclosed rear yard laid with astro turf for

### **Living Room**

15' 1" Max x 14' 10" Max ( 4.60m Max x 4.52m Max )

### **Office**

7' 2" Max x 7' Max ( 2.18m Max x 2.13m Max )

### **Kitchen**

15' 7" Max x 11' 5" Max ( 4.75m Max x 3.48m Max )

### **Store Room**

7' 9" Max x 7' 1" Max ( 2.36m Max x 2.16m Max )

### **Bedroom 1**

14' 1" Max x 14' 3" Max ( 4.29m Max x 4.34m Max )

### **Bedroom 2**

12' 1" Max x 10' 1" Max ( 3.68m Max x 3.07m Max )

### **Bedroom 3**

10' 7" Max x 9' 11" Max ( 3.23m Max x 3.02m Max )



**view this property online** [holroydsestateagents.co.uk/Property/KEI104513](https://holroydsestateagents.co.uk/Property/KEI104513)



welcome to

## River Street, Haworth Keighley

- Sought After Historic Village Location of Haworth
- Accommodation Over Four Floors
- Three Double Bedrooms
- Well Presented Throughout
- Enclosed Rear Yard

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/KEI104513](https://holroydsestateagents.co.uk/Property/KEI104513)



Property Ref:  
KEI104513 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**holroyds**



**01535 610021**



[keighley@holroydsestateagents.co.uk](mailto:keighley@holroydsestateagents.co.uk)



59 North Street, KEIGHLEY, West Yorkshire,  
BD21 3SL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**