



**Mytholmes Lane, Haworth Keighley BD22 8EZ**

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**Mytholmes Lane, Haworth Keighley**

Beautifully presented four bedroom semi-detached property, situated in the highly desirable historic village of Haworth, this well-maintained property offers beautifully appointed family accommodation throughout.



A welcoming entrance hallway greets you on arrival. To the right is the impressive kitchen-diner, installed just two years ago and fitted with a stylish range of modern wall and base units. Integrated appliances include a fridge-freezer, dishwasher, oven, hob and extractor fan. A breakfast bar provides casual seating, with ample space also for a dining table and chairs. A useful utility area includes built-in storage and space for both a washing machine and dryer.

The spacious living room features a log burner with a rustic beam mantle, creating a warm and inviting focal point. Double sliding doors lead into the conservatory, which offers direct access to the rear garden. Completing the ground floor is a convenient guest W.C.

The first floor hosts four bedrooms, three generous doubles and a single. The master bedroom benefits from its own en-suite shower room. A modern three-piece house bathroom, complete with shower over bath, serves the remaining rooms. Every room is tastefully decorated and exceptionally well presented.

Externally, the property enjoys a driveway and attractive gardens to both the front and rear. The rear garden features a lawned area, paved area, and a raised decked area perfect for taking in the far reaching views.

### **Kitchen Diner**

20' 6" x 8' 11" ( 6.25m x 2.72m )

### **Utility**

6' 1" x 5' 7" ( 1.85m x 1.70m )

### **Living Room**

20' 11" x 11' 9" ( 6.38m x 3.58m )

### **Conservatory**

10' 6" x 10' 5" ( 3.20m x 3.17m )

### **Bedroom 1**

15' 4" x 8' 8" ( 4.67m x 2.64m )

### **En Suite**

8' 9" x 4' 9" ( 2.67m x 1.45m )

### **Bedroom 2**

12' 1" x 11' 8" ( 3.68m x 3.56m )

### **Bedroom 3**

9' 10" x 9' 1" ( 3.00m x 2.77m )

### **Bedroom 4**

6' 2" x 6' 2" ( 1.88m x 1.88m )

### **Bathroom**

6' 6" x 5' 9" ( 1.98m x 1.75m )



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## Mytholmes Lane, Haworth Keighley

- Situated in Haworth Village
- Extended Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Under Floor Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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