



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**CURRENTLY OPERATING AS A SUCCESSFUL HOLIDAY LET -  
A LARGE 4 BEDROOMED SEMI-DETACHED HOUSE WITH AN  
ADDITIONAL SELF CONTAINED 1 BEDROOMED ANNEXE AND  
STUNNING VIEWS OVER THE WORTH VALLEY**



**THE THYME HOUSE  
90 WEST LANE  
HAWORTH**

**Occupying a lovely elevated plot and consequently enjoying fabulous views across the valley, this substantial semi-detached property currently forms a successful holiday let, covering an impressive 2200 sq ft over 3 floor levels including 5 En-Suite Bedrooms (whilst also having the option for the lower ground floor to be used as a self-contained annexe).**

**The property has been upgraded but retains many original character features and is available as a profitable business with the freehold included but could also be returned back to a residential family home or perhaps run as a bed & breakfast.**

**PRICE: £525,000 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



The village of Haworth is steeped in local history and remains a **popular tourist destination which is well known for its association with the Bronte Sisters and The Railway Children**, also being well situated within **comfortable commuting distance to the larger business centres of Keighley, Bradford and Leeds.**

### **TO THE GROUND FLOOR**

Entrance door to:

**HALLWAY:** with stripped pine floorboards, feature staircase to the first floor, part panelled walls and coved ceiling.

**KITCHEN:** 14'2" x 8'9" with range of wall and base units, quartz effect laminate worktops, integrated fridge freezer, 1½ bowl composite sink unit & drainer, Rangemaster oven with 5 ring gas hob and extractor hood over, integrated dishwasher, cupboard underlighting, tiled floor, expansive views across the valley and access to the lower ground floor.



**DINING ROOM:** 14'2" x 12'10" with stripped pine floorboards, coved ceiling, picture rail, bay window, ornate decorative fireplace and wall TV point.



**SUNROOM:** 18'5" x 10'0" with central heating radiator and stunning long distance views across the valley.

**NOTE:** These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



**LIVING ROOM / BEDROOM 4:** 18'7" x 13'0" with coved ceiling, picture rail, 2 wall light points, ceiling rose and chimney breast with open fire (currently decorative only).

**EN-SUITE:** 7'6" x 6'11" (max) comprising shower enclosure, low suite w.c, pedestal wash hand basin, tiled floor and part tiled walls, extractor fan and chrome ladder towel rail.



### **TO THE LOWER GROUND FLOOR**

Option to form a self-contained ANNEXE comprising:

**KITCHEN & DINING ROOM:** 18'4" x 12'5" (max) with wall and base units with laminate worktops over, electric oven, 4 ring electric hob with extractor fan over, stainless steel sink unit & drainer, washer plumbing, vinyl floor, **DINING / UTILITY AREA**, wall TV point store cupboard housing the boiler (and 2 further walk in store cupboards) and glazed door to:

**GARDEN ROOM:** 16'10" x 9'1" (max) with flagged floor, wall TV point, doors on 2 sides, electric wall heater and lovely views.

**BEDROOM 3:** 13'3" x 12'7" with views over the garden and across the valley.

**EN-SUITE:** 9'0" x 7'2" comprising panelled bath, corner shower cubicle, low suite w.c, pedestal wash hand basin, chrome ladder towel rail, extractor fan and tiled floor.

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## TO THE FIRST FLOOR

**LANDING:** with feature stained glass window and roof void access.

**BEDROOM 1:** 12'3" x 12'2" with coved ceiling, picture rail, hidden store cupboard (housing hot water tank) and 2 bedside wall lights.



**EN-SUITE:** 6'3" x 5'9" comprising large walk-in shower enclosure, low suite w.c, pedestal wash hand basin, part tiled walls, electric chrome towel rail, tiled floor, illuminated wall mirror and extractor fan.

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**BEDROOM 2:** 17'9" x 8'9" (inclusive of dressing room) a generous double bedroom with large adjoining dressing room.

**EN-SUITE:** 9'1" x 4'11" (max) with thermostatic shower, low suite w.c, pedestal wash basin, tiled walls& floor, illuminated wall mirror, extractor fan and electric chrome towel rail.



**BEDROOM 5:** 9'3" x 9'1" with picture rail.

**EN-SUITE:** 6'6" x 3'3" comprising tiled shower cubicle. low suite w.c, pedestal wash hand basin, illuminated wall mirror, vinyl floor and extractor fan.

**THE POWDER ROOM:** 7'11" x 6'4" comprising low suite w.c, pedestal wash hand basin, ceramic tiled floor, part tiled walls, extractor fan and part obscured uPVC window with views.



### **TO THE OUTSIDE**

There is a majority lawned front garden bounded by high level privet hedging and established planting for privacy.

A driveway provides off road parking for 2 cars and leads via a timber gate to a secure & enclosed rear garden which comprises a raised terrace with lovely views and a lower lawn & small flagged patio enjoying breathtaking views over the Worth Valley.

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**SERVICES:** Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**POST CODE: BD22 8EN**

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**VIEWING:** Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

**PRICE: £525,000 – NO CHAIN**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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