



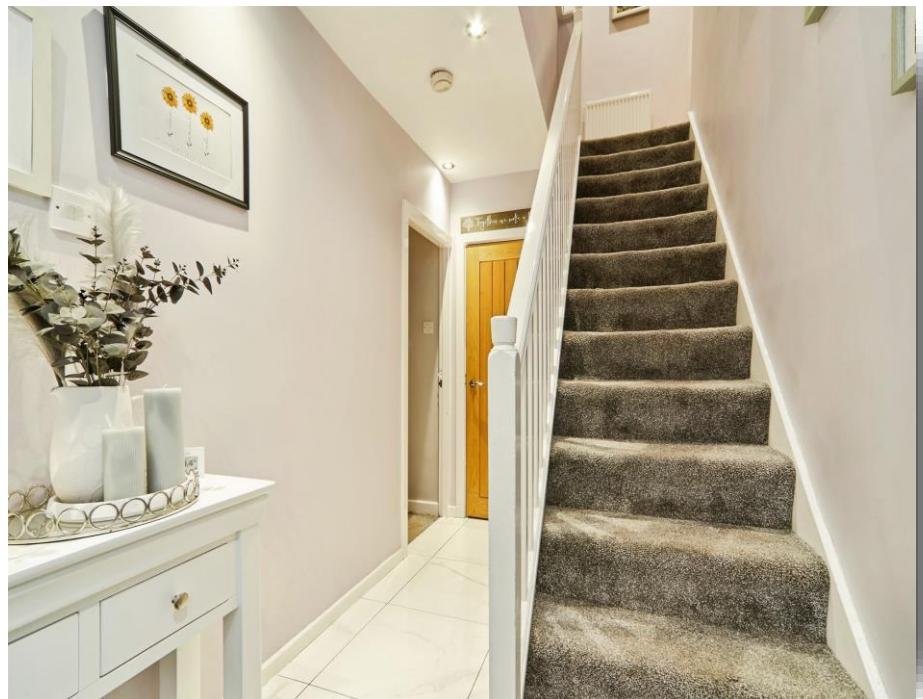
Mytholmes Lane, Haworth Keighley BD22 8EZ

holroyds

welcome to

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)



view this property online holroydsestateagents.co.uk/Property/KEI104614



welcome to

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

offers over

£350,000



view this property online holroydsestateagents.co.uk/Property/KEI104614

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.



Property Ref:
KEI104614 - 0003



01535 610021



keighley@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk