



Day & Co
ESTATE AGENTS

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£325,000

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- Well Presented Link-Detached Family Home
 - Accommodation Over Three Floors
 - Generous Size Rear Garden/Drive & Garage
 - EPC Rating D
- Four Bedrooms
 - Modern Fitted Bathroom With Four Piece Suite
 - Sought After Historic Village Of Haworth

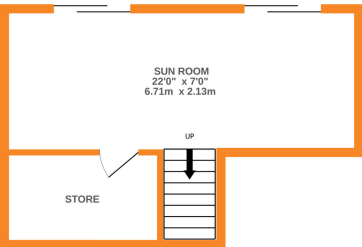
SUMMARY

****A SPACIOUS 4 BEDROOM LINK-DETACHED FAMILY HOME, EXCELLENT ACCESS TO LOCAL SCHOOLS IN A CUL-DE-SAC LOCATION - SOUGHT AFTER HISTORIC VILLAGE OF HAWORTH!**** Having a ground floor bedroom with en-suite, lower ground floor sun room, modern fitted bathroom with shower and bath, drive, garage, generous size rear garden - **VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC RATING D.**

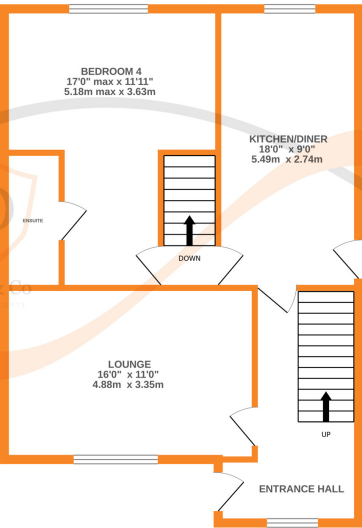
FULL DESCRIPTION

Situated in a pleasant cul-de-sac position in the sought after historic village of Haworth with this well presented four bedroom link-detached family home. The well proportioned accommodation comprises of an entrance hall, the lounge has a radiator, double glazed window to the front. The kitchen has a range of base and wall mounted units, double glazed window to the rear and double glazed entrance door to the side. There is a double bedroom on this level with en-suite wash room. To the lower ground floor is a spacious sun room measuring approximately 22ft in length, two sets of double glazed sliding doors to the rear and a spacious under house store. To the first floor there are three bedrooms, the master having fitted wardrobes. The house bathroom is a real feature of this property having a free standing bath, walk-in rain shower, WC, wash hand basin, attractive tiling, two double glazed windows to the rear. externally there is a front garden, driveway and single attached garage. To the rear is a generous size enclosed garden & patio. Viewing essential to fully appreciate, EPC Rating D.

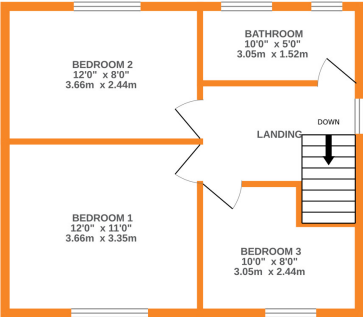
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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