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£390,000

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- DECEPTIVE END TERRACE
- ACCOMMODATION OVER 4 FLOORS
- ENCLOSED REAR PATIO YARD

- FOUR BEDROOMS
- POPULAR HAWORTH LOCATION
- EPC RATING E

## SUMMARY

\*\* SITUATED ON THE FAMOUS COBBLED MAIN STREET IN HAWORTH, DECEPTIVE END TERRACE, FOUR BEDROOMS, ACCOMMODATION OVER FOUR FLOORS, MAY SUIT A VARIETY OF BUYERS, EPC RATING E \*\*

## FULL DESCRIPTION

Offering a fantastic opportunity to acquire this substantial (mixed use) residential and or commercial property, formerly a highly regarded café situated on the famous cobbled Main Street in Haworth.

The village of Haworth is famous for its connection with the Bronte sisters which helps to generate visitors from all over the country and beyond. This property could provide a business opportunity (subject to correct permissions) or a great place to call home (subject to change of use to residential)

In brief the accommodation is arranged over four floors comprising-

Ground Floor - Spacious reception room at the front with entrance door from Main Street. Dining room/2nd Reception room at the rear.

Lower Ground Floor - Dining Kitchen with modern wall and base units, useful pantry and Neff "Slide and Hide" oven with steam facility, and access via stable door to the rear giving access to an enclosed patio with fishpond and access to Rawdon Road. Storage room with w.c.

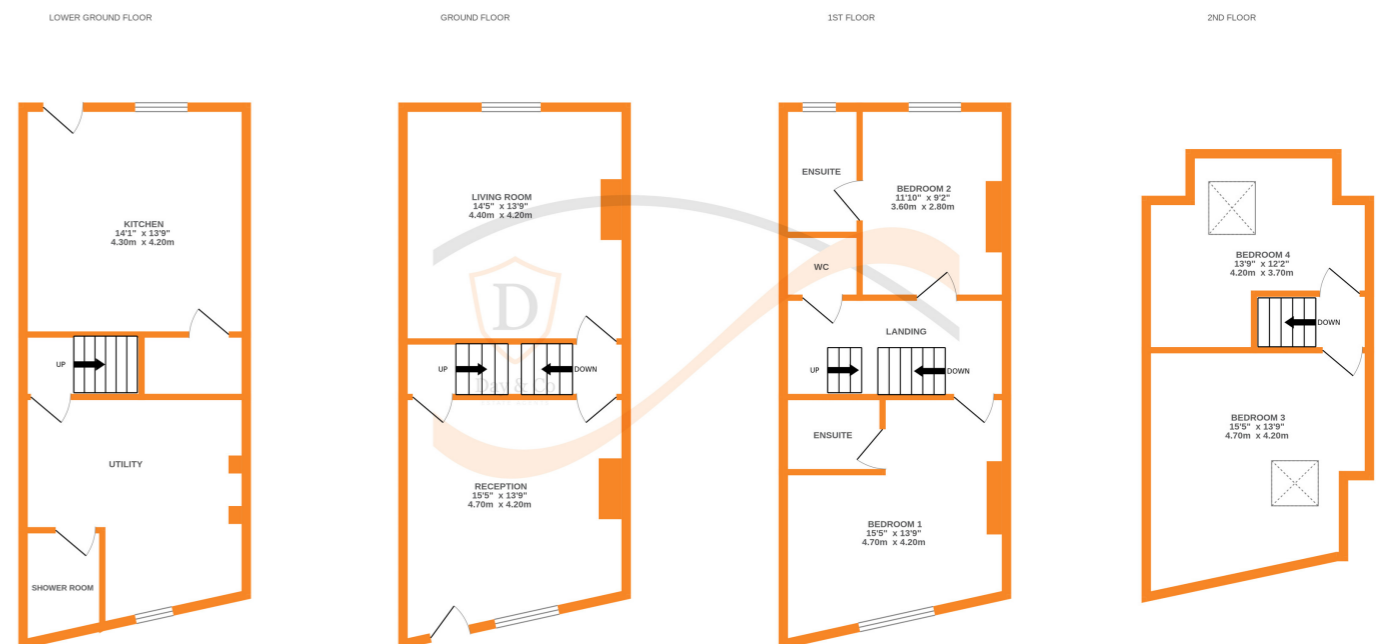
First Floor - Landing, Two Double Bedrooms with en-suites and a further W/C located along the hallway.

Second/Upper Floor - Two further double bedrooms.

Gas central heating and double glazing.

Residential EPC Rating E

Any floor plans are for guidance and illustrative purposes only. While we strive for accuracy, we cannot guarantee the precise layout, dimensions, or details shown. Any measurements or boundaries should be verified through the title deeds. We accept no liability for any loss or damage arising from reliance on this information.



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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