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- EPC Rating Is D
- Four Bedrooms & Master En-Suite
- Ample Parking & Integral Garage
- Excellent Access To Local Schools

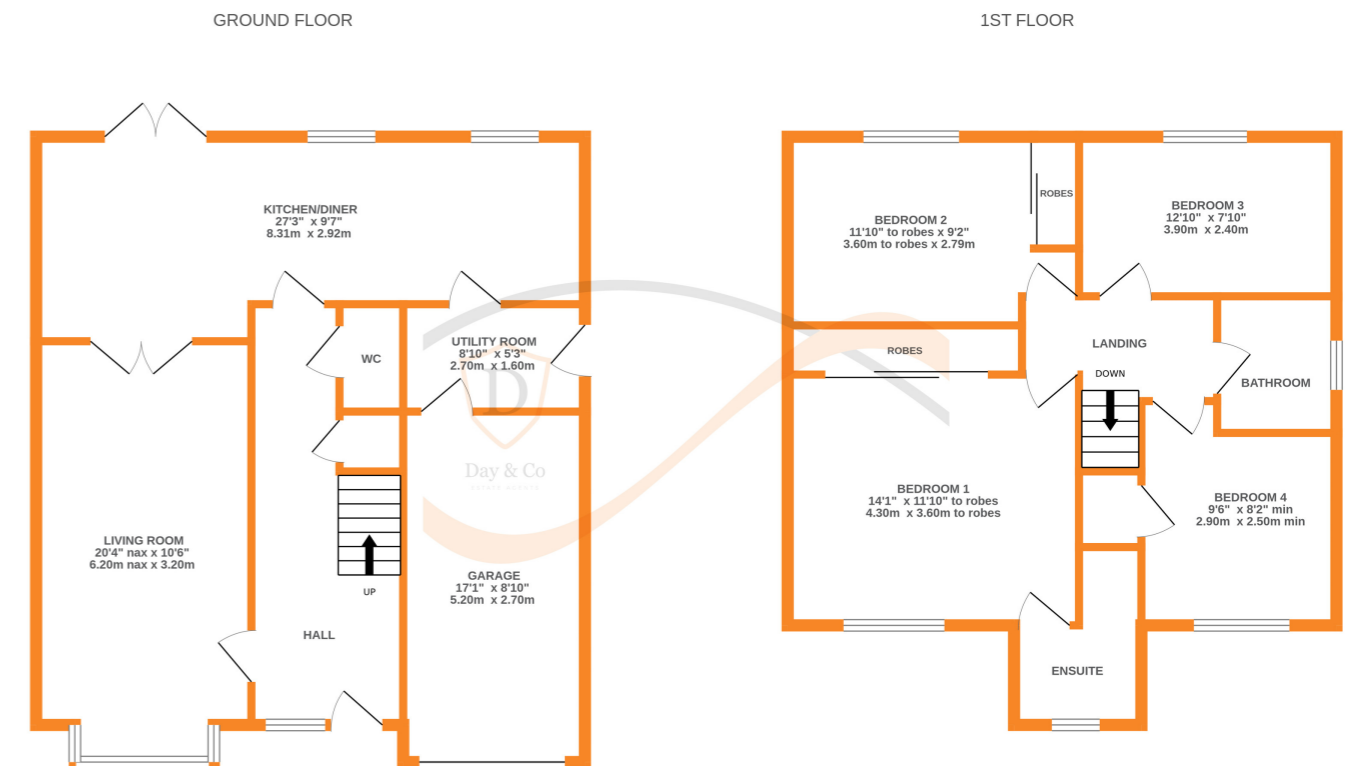
- Well Presented Detached Family Home
- 27ft Long Dining Kitchen
- Good Size Tiered Rear Garden/Close To Sought After Historic Village Of Haworth

## SUMMARY

**\*\*A WELL PRESENTED 4 BEDROOM (MASTER EN-SUITE) DETACHED FAMILY HOME, SOUGHT AFTER 'LONGACRES' DEVELOPMENT CLOSE TO THE SOUGHT AFTER HISTORIC VILLAGE OF HAWORTH!\*\*** Having a 27ft long dining kitchen, ample parking, EV charging point, integral garage, good size tiered rear decking & garden - EXCELLENT ACCESS TO LOCAL SCHOOLS!! EPC rating is D.

## FULL DESCRIPTION

An ideal purchase for the growing family is this well presented four bedroom (master en-suite) detached family home situated on the sought after 'Longacres' development close to the historic literary village of Haworth. The well proportioned accommodation comprises of an entrance hall giving access to a useful cloaks WC. The lounge has a living flame gas coal effect fire in surround, double glazed window to the front, radiator, double doors open into the 27ft long dining kitchen which has a range of base and wall mounted units, integrated appliances to include double oven, hob, dishwasher and fridge, double glazed bi-folding doors lead to the rear garden. There is a separate utility room with plumbing for an automatic washing machine and access to the integral garage. To the first floor there are four good size bedrooms, the master having a modern fitted en-suite shower room with walk-in shower, WC, wash hand basin. The house bathroom completes the internal accommodation having a bath with shower over, WC, wash hand basin. Externally the property has a good size block paved drive to the front providing ample parking and leading to the integral garage, EV charging point. To the rear is a tiered decking area with steps down to a gravelled garden and further decking area with storage shed. Viewing essential to fully appreciate, EPC rating is D.



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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