



Day & Co  
ESTATE AGENTS

28 Cavendish Street  
Keighley  
BD21 3RG



1 Lees Mill, Shuttle Fold,  
Haworth, Keighley, West  
Yorkshire, BD22 8RB

£199,995

T: 01535 664609

W: [www.dayandcoestateagents.co.uk](http://www.dayandcoestateagents.co.uk)

E: [keighley@dayandcoestateagents.co.uk](mailto:keighley@dayandcoestateagents.co.uk)

- EPC Rating Is D
- Three/Four Bedrooms & Master En-Suite
- Two Allocated Parking Spaces
- Private Entrance as well as Communal Entrance

- Spacious Duplex Apartment
- Balcony & Patio
- Sought After Historic Village Location Of Haworth/NO CHAIN

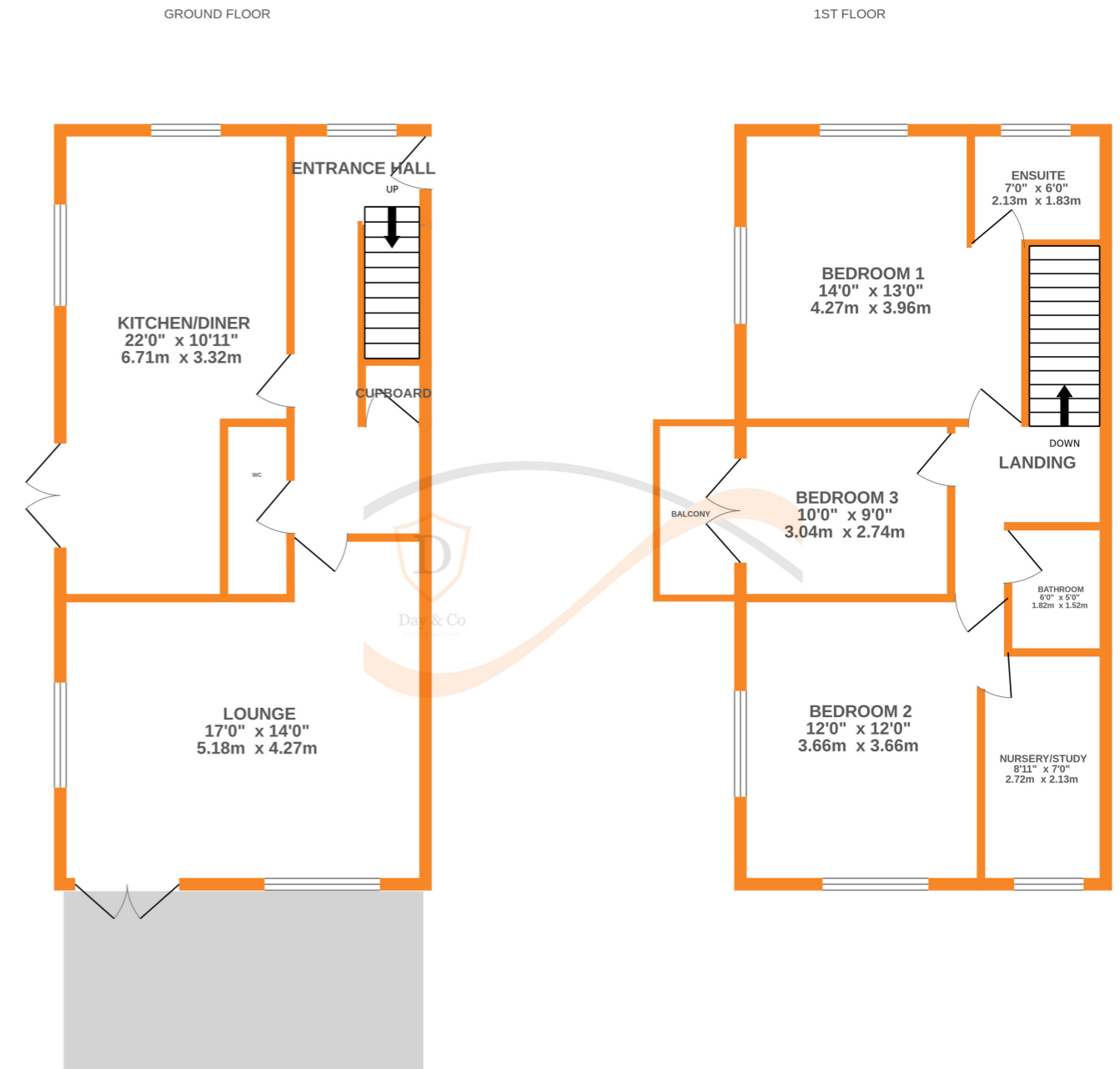
## SUMMARY

**\*\*A SPACIOUS 3/4 BEDROOM DUPLEX APARTMENT, POPULAR DEVELOPMENT IN SOUGHT AFTER HISTORIC VILLAGE OF HAWORTH!!\*\*** Master en-suite & house bathroom, spacious dining kitchen, separate living room, balcony & patio, 2 parking spaces, private entrance & communal entrance - OFFERED FOR SALE WITH NO ONWARD CHAIN!! EPC rating is D.

## FULL DESCRIPTION

Viewing is essential to fully appreciate this spacious three/four bedroom (master en-suite) duplex apartment situated in this former mill development in the sought after historic village of Haworth with excellent access to local schools and amenities. The accommodation has a layout found more in an end town house than an apartment, which comprises of an entrance hall giving access to a cloaks WC. The spacious dining kitchen measures approximately 22ft in length and has a range of modern base and wall mounted units, integrated appliances to include oven, hob, extractor fan, fridge, freezer and dishwasher, double glazed windows to the rear and side and double glazed patio doors leading to the side. The lounge has double glazed windows to both front and side aspect, double glazed patio doors lead out to an enclosed patio. To the first floor the double bedroom has double glazed windows to both rear and side aspect, there is an en-suite shower room with shower cubicle, WC, wash hand basin. The second bedroom offers access to a nursery which could also be used as the fourth bedroom. The third bedroom has double glazed patio doors leading to a balcony enjoying views over Haworth village. The house bathroom completes the accommodation having a bath with shower over, WC, wash hand basin. Externally the property has an enclosed patio garden and two allocated parking spaces. Offered for sale with no onward chain, EPC rating is D.

Agents note: Property is leasehold. Lease is 999 years. Service & maintenance charge is £125 per month.



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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