















15 Emmott Farm Fold, Haworth, Keighley, West Yorkshire, BD22 8BQ

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## £259,995

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- EPC rating Is D
- Three Bedrooms
- Sought After Village Of Haworth/NO CHAIN

- Recently Refurbished Semi-Detached Family Home
- Drive & Integral Garage
- Modern Spacious Dining Kitchen

## **SUMMARY**

\*\*A RECENTLY REFURBISHED 3 BEDROOM SEMI-DETACHED FAMILY HOME, SOUGHT AFTER VILLAGE LOCATION OF HAWORTH, EXCELLENT ACCESS TO THE LOCAL SCHOOL!!\*\* Having a good size modern fitted dining kitchen, drive, integral garage, gravelled garden - OFFERED FOR SALE WITH NO ONWARD CHAIN!! EPC rating is D.

## **FULL DESCRIPTION**

Viewing is essential to fully appreciate this fabulous three bedroom semi-detached family home situated in the sought after historic village location of Haworth with excellent access to the school and village amenities. The property has been recently refurbished to a high standard, and the well proportioned accommodation comprises of an entrance lobby giving access to a useful cloaks WC. The spacious dining kitchen is a real feature of this property having an attractive range of modern base and wall mounted units with complimenting worktop surfaces, integrated dishwasher, and fridge, Range style cooker, staircase to the first floor, and access to the integral garage (Measuring approximately 17ft6inch in length) which is fully carpeted and has a door to the rear. The living room has a gas fire, radiator, and double glazed patio doors leading to the rear garden. To the first floor there are three bedrooms, and a modern fitted shower room with shower cubicle, WC, wash hand basin, heated towel rail, double glazed window to the rear. Externally a driveway leads to the integral garage, there is an enclosed gravelled garden, offered for sale with no onward chain, EPC rating is D.

GROUND FLOOR LOUNGE 15'7" x 16'1" 4.75m x 4.90m INTEGRAL GARAGE 8'2" x 17'6" 2.49m x 5.33m **KITCHEN/DINER** 15'6" x 15'1" 4.72m x 4.60m PORCH

> Whilst every attempt has been made to ensure the of doors, windows, rooms and any other items are

pt has been made to ensure the accuracy of the floorphan contained here, measurements rooms and any other items are approximate and no responsibility is taken for any error, tatement. This plan is for illustrative purposes only and should be used as such by any ser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Netropix @2021. 1ST FLOOR

