



## 6 Rochester House, Main Street, Haworth, Keighley, West Yorkshire BD22 8DA

- Two bedroom first floor flat
- Well presented accommodation with modern fixtures and fittings
- Comprising: Living Room, Two Bedrooms, Kitchen & Bathroom
- EPC Rating E
- Superb location on Haworth's cobbled Main Street
- Available immediately subject to referencing etc

£500 pcm



# 6 Rochester House, Main Street, Haworth, Keighley, West Yorkshire BD22 8DA

## DESCRIPTION

This well presented two bedroom first floor flat is available for immediate occupation and provides well proportioned living accommodation comprising: Entrance hall / landing, spacious living room, two good sized bedrooms, separate kitchen including a range of modern units, integral oven and hob and bathroom w.c. which includes a fitted three piece suite in white.

Living Room: 3.56m x 2.48m / Kitchen: 3.26m x 1.70m / Bedroom one: 4.00m x 3.00m ( max ) / Bedroom Two: 3.26m x 2.61m.

The property enjoys neutral decor and floor coverings throughout together with electric heating.

Rochester House fronts onto Haworth's famous cobbled Main Street and the property is well placed for a wealth of nearby amenities and attractions together with beautiful countryside.

The property does not have any associated parking facilities although there are areas around the village where unrestricted parking is available nearby. The property is located on the first floor and there are steps leading up the the flat from the external ground floor entrance.

We would urge an early enquiry and viewing appointment - the property is available for immediate occupation.

Please Note: As agents we are acting on a tenant find basis only with this to include referencing, collecting the first month and lodging the deposit with a suitable scheme. The landlord will be managing the rental and collecting the rent moving forward.

The property includes fixtures and fittings as noted in the description above but is otherwise unfurnished

EPC RATING – E

Council tax band – A

Deposit - £576.92 (equivalent to 5 weeks rent)

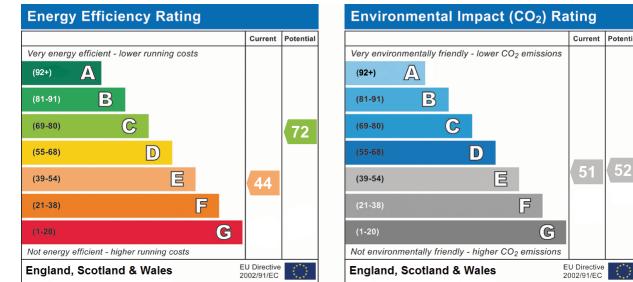
Viewing arrangements: -

Please call our office on 01274 533 322

Or email:- [info@jiestates.co.uk](mailto:info@jiestates.co.uk)



The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



#### DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

## Do you have a property to sell or let?

 01274 533322

 67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

 info@jiestates.co.uk

#### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.