



**Day & Co**  
ESTATE AGENTS

28 Cavendish Street

Keighley

BD21 3RG



**37 River View, Haworth,  
Keighley, West Yorkshire, BD22  
8SD**

**£220,000**

T: 01535 664609

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

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



- Modern Mid Town House
- Easy Access To Haworth Village Centre
- Low Maintenance Rear Garden

- Immaculately Presented
- Two Double Bedrooms
- EPC Rating B

## SUMMARY

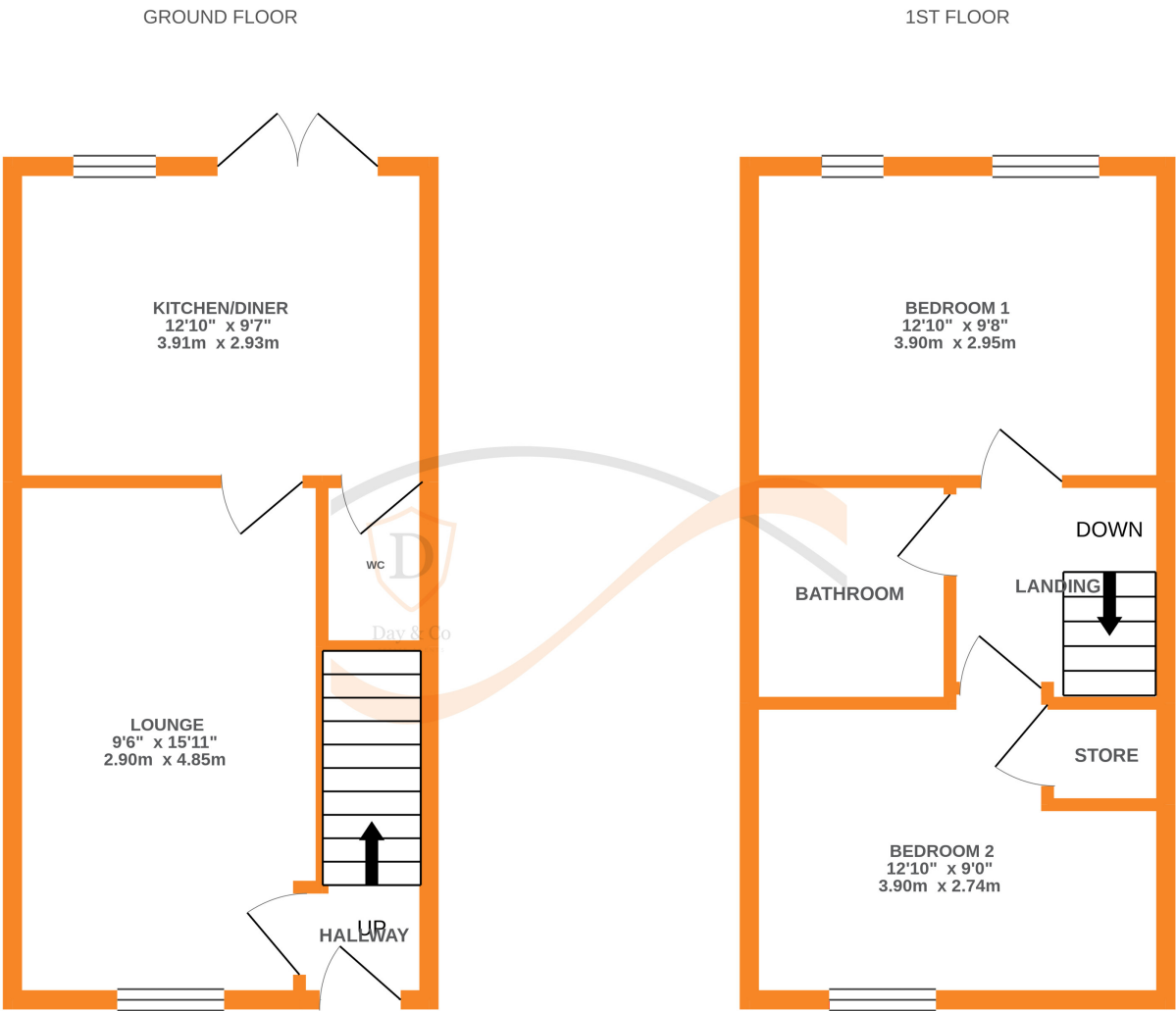
**\*\* AN IMMACULATELY PRESENTED MID TOWN HOUSE, TWO DOUBLE BEDROOMS, EASY ACCESS TO HAWORTH VILLAGE CENTRE, LOW MAINTENANCE REAR GARDEN, OFF ROAD PARKING FOR 2 CARS, GAS CENTRAL HEATING & DOUBLE GLAZING, VIEWING ADVISED \*\***

## FULL DESCRIPTION

Day & Co are pleased to offer to the market this immaculately presented, modern two double bedroom property situated on this popular development within easy access of Haworth Village. The accommodation briefly comprises of an entrance hall, lounge with window to the front elevation and door leading to the dining kitchen. The dining kitchen has an attractive range of fitted base and wall units with an inset sink unit with drainer and mixer tap, integrated AEG appliances include a gas hob and electric oven with a stainless steel extractor hood over, fridge, washing machine/dryer. There is a window to the rear along with double glazed french doors which open to the rear patio and garden. Ground floor cloaks/w/c with w.c. and wash basin. To the first floor there are two double bedrooms (the master having fitted wardrobes) and a house bathroom with suite comprising a panelled bath with a mixer tap, shower over and shower screen, wash hand basin with mixer tap, low level W.C. heated towel rail, tiling to wall. Outside there is off road parking to the front with electric point. To the rear is an enclosed low maintenance garden with patio and artificial grass area. An early internal inspection of this property is highly recommended to avoid disappointment. EPC rating B.

**Location -** Situated on this modern development by Skipton Properties within walking distance of the centre of the village of Haworth which has a range of amenities which include first school, medical centre, mini supermarket along with a range of shops on the historic Main Street with its many cafes, public houses, Church and Parsonage and the famous Keighley & District Worth Valley Railway.

**Agents Note -** Vendor has informed us there is a £95.00 per annum maintenance fee for the shared residents green land.



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.  
Made with Metropix ©2020