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- EPC Rating Is C
- Four Double Bedrooms
- Sought After Village Location

- Deceptively Spacious Through Terrace
- Bathroom & Separate Shower Room
- Front Garden & Rear Yard

## SUMMARY

**\*\*A DECEPTIVELY SPACIOUS 4 DOUBLE BEDROOM END THROUGH TERRACE SITUATED AT THE TOP OF THE FAMOUS COBBLES IN HAWORTH!!\*\*** Having modern fittings throughout, lounge with wood burning stove, gas central heating, double glazing, accommodation over 3 floors, bathroom & separate shower room. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE!!EPC Rating is C.

## FULL DESCRIPTION

Situated at the top of the famous cobbled Haworth main street is this deceptively spacious four bedroom end terrace, handily placed close to local shops, amenities and the primary school. The three storey accommodation comprises of a fitted kitchen having a range of modern base and wall mounted units, stainless steel sink with mixer tap, plumbing for an automatic washing machine, and a useful cellar head storage cupboard. The spacious lounge is tastefully decorated in our valuers opinion, and has a double glazed window to the front, radiator and wood burning stove. There is an entrance hall, whilst to the first floor there are two double bedrooms, and the house bathroom which has a three piece modern suite comprising of a bath with shower over, WC and wash hand basin, chrome heated towel rail and double glazed window. To the second floor there are a further two double bedrooms, the larger of which measures 15' in length, and the accommodation is completed by a separate shower room which has shower cubicle, wash hand basin and WC. Externally there is a front garden, and a rear paved yard with gated access. Viewing essential to fully appreciate, EPC rating is C.

### Entrance Hall

### Lounge

11' x 15'

### Kitchen

13' x 11'

### First Floor Landing

### Bedroom 1

11' x 10'

### Bedroom 2

11' x 8'10"

### Bathroom

### Second Floor

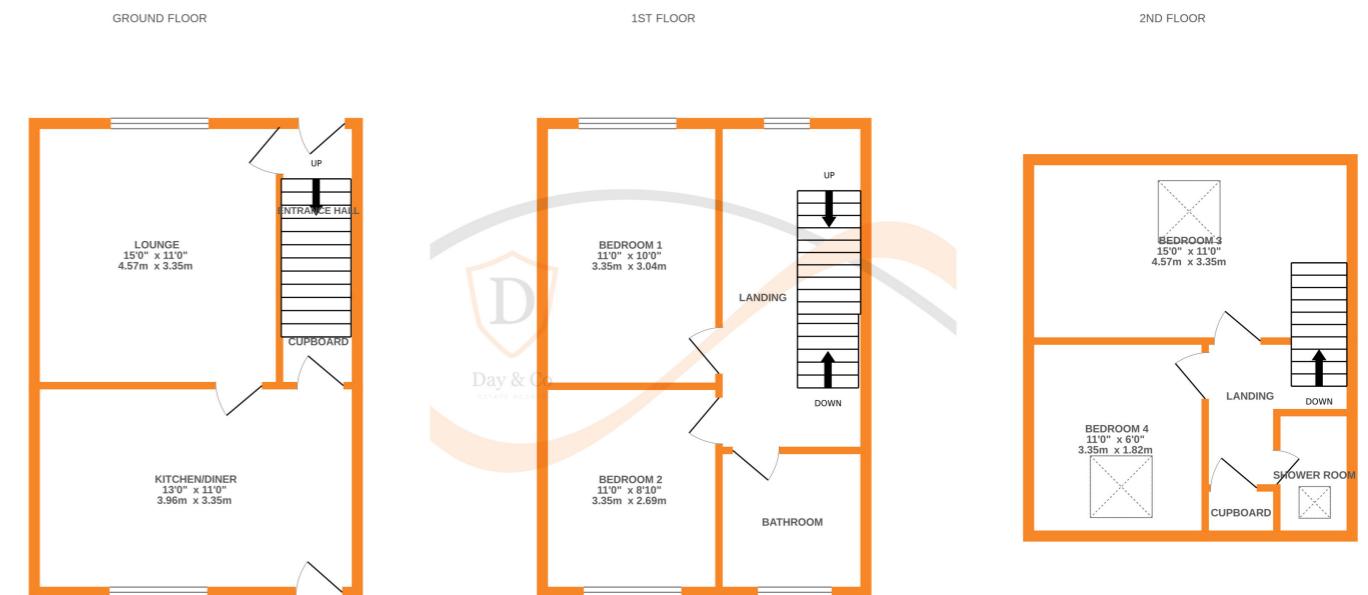
### Bedroom 3

11' x 15'

### Bedroom 4

11' x 6'

### Shower Room



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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