DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £399,950

- Stone built
- Semi detached
- Three bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- Built on garage
- Large gardens
- UPVC double glazing
- Gas fired heating
- Long range views
- No chain.

Fieldhead, Mytholmes Lane, Haworth, Keighley, BD22 8EZ

A substantial stone built three bedroomed semi detached house with stunning views down the Worth Valley and being pleasantly situated in the sought after village of Haworth.

75 North Street, Keighley, West Yorkshire, BD21 3RZ
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Fieldhead, Mytholmes Lane, Haworth, Keighley, West Yorkshire, BD22 8EZ

Harrogate – 30 miles, Skipton – 10 miles, Leeds – 20 miles (all distances approximate)

General remarks

This well presented family home offers accommodation across two floors and briefly comprises, spacious entrance hall with cloaks, sitting room, dining room, kitchen, to the first floor, spacious landing, three double bedrooms, house bathroom with four piece suite and separate shower, outside, driveway to the front, built on single garage, garden, large split level rear garden with patio, lawns, shrubs and extensive views down the Worth Valley and countryside beyond.

The property includes UPVC double glazing and gas fired heating and is available for immediate occupation. A home which can only be fully revealed from an internal inspection. The property is delightfully situated in this sought after village convenient for local amenities which include a popular first school, medical centre, two mini supermarkets, various bespoke shops, cafes, restaurants, public houses, the historic main street including the attractions of the Bronte parsonage and steam railway. Keighley town centre is approximately four miles distant with its larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire.

Directions

From the North Street office into the High Street then then across the roundabout into Oakworth Road, Continue on Oakworth Road for approximately two miles entering the village of Oakworth, down the hill, across the roundabout, through the traffic calmer, continue straight forward, turn left into Providence Lane, continue to the bottom of Providence Lane and climb up the other side into Mytholmes Lane, continue up Mytholmes Lane then the property can be approximately three quarters of the way up on the left hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler. Driveway parking and single garage.

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

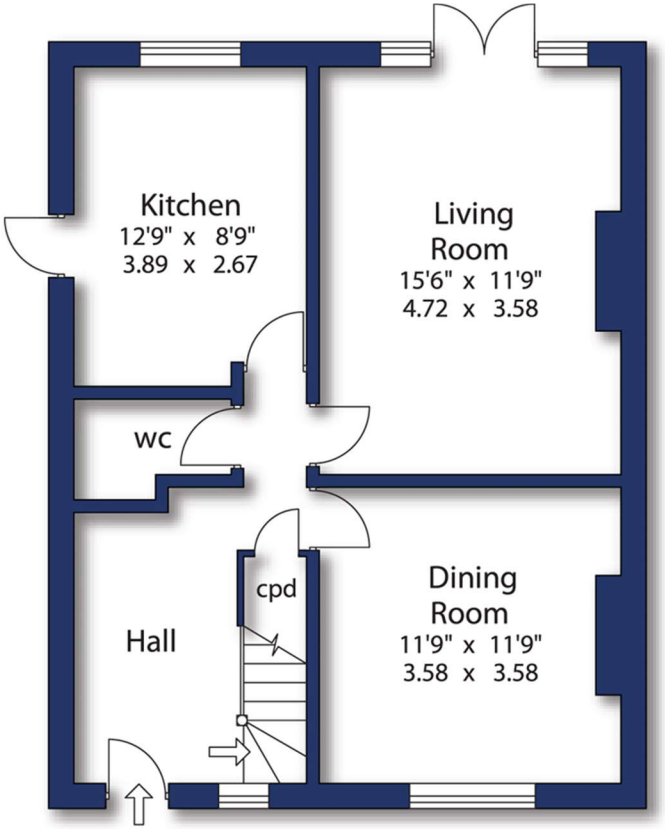
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: KEI250084

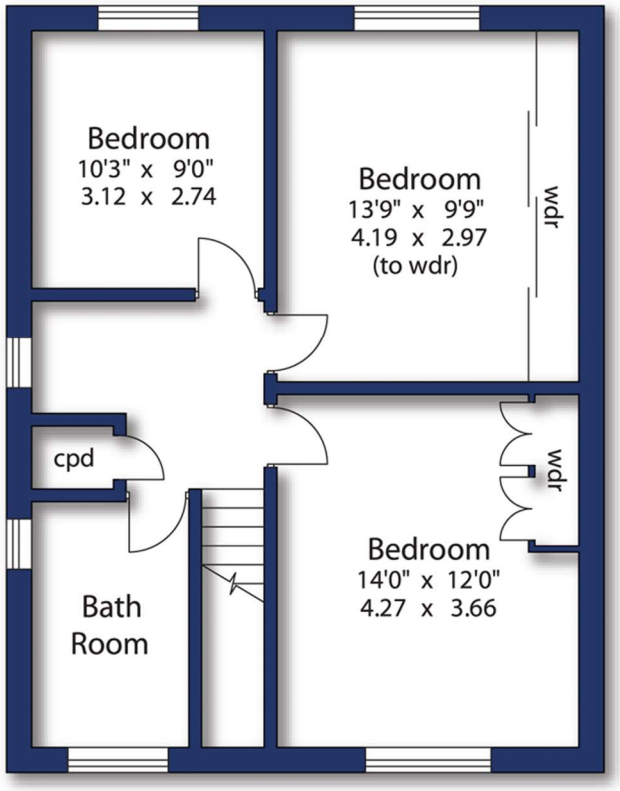




Floorplans



Ground Floor



First Floor

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