



Guide Price £169,950

- Mid terrace cottage
- Two bedrooms
- Sitting room
- Dining kitchen
- House bathroom
- Yard to rear
- Small garden area to the front
- Single garage
- Off street parking
- Partial UPVC
- Gas fired heating
- No chain

37 Vale Fold Cottages, Mytholmes Lane, Haworth, Keighley, BD22 0EE

A stone built through terrace cottage delightfully situated on the edge of the popular village of Haworth.

75 North Street, Keighley, West Yorkshire,
BD21 3RZ

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37 Vale Fold Cottages, Mytholmes Lane, Haworth, Keighley, West Yorkshire,

Bradford 9 miles, Skipton 13 miles, Leeds 23 miles (all distances approximate)

General remarks

This mid terrace cottage offers accommodation across two floors and briefly comprises, sitting room with

fireplace and window seat, dining kitchen with modern unit, to the first floor, two bedrooms and house bathroom. Outside, patio, small garden and single garage in a block with parking in front. The property includes partial UPVC double glazing and gas fired heating. In our opinion the property would benefit from some decorative attention but is available for immediate occupation. Of obvious interest to the first time buyer or someone seeking an easy to maintain retirement home.

Pleasantly situated at the bottom of the valley between Haworth and Crossroads both of which have everyday facilities. Keighley town centre is approximately four miles distant which has larger shopping facilities and links by both road and rail to the major towns and cities of West

Yorkshire.

Local Authority & Council Tax Band

The City of Bradford Metropolitan District Council
Council Tax Band A.

Tenure, Services & Parking

Freehold. Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UKs four leading providers. For further information please refer to:
<https://checker.ofcom.org.uk/>

Directions

From our North Street office into the High Street then left into South Street into Halifax Road, continue up Halifax Road to Crossroads, at the roundabout turn right into Haworth Road, continue down Haworth Road passing the school on the right then take the next road right which is Vale Mill Lane, continue to the bottom of Vale Mill Lane and as you turn the corner continue straight forward and Vale Fold Cottages can be seen on the left identified by our for sale board.

what3words keep.brass.films

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed.
- Garage Parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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 £34.20 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.

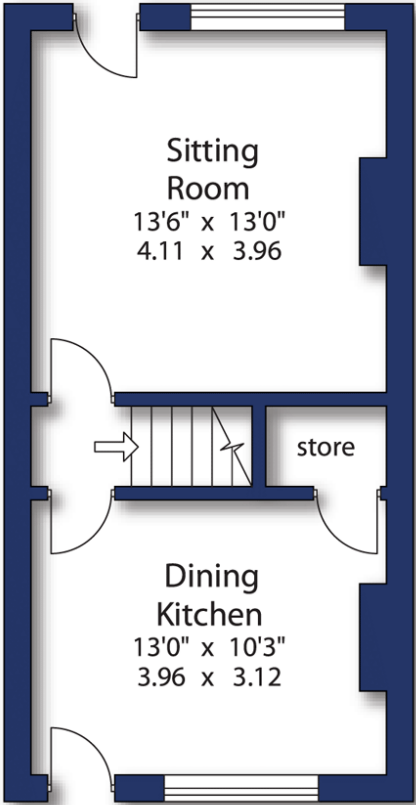
Referral fees

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.

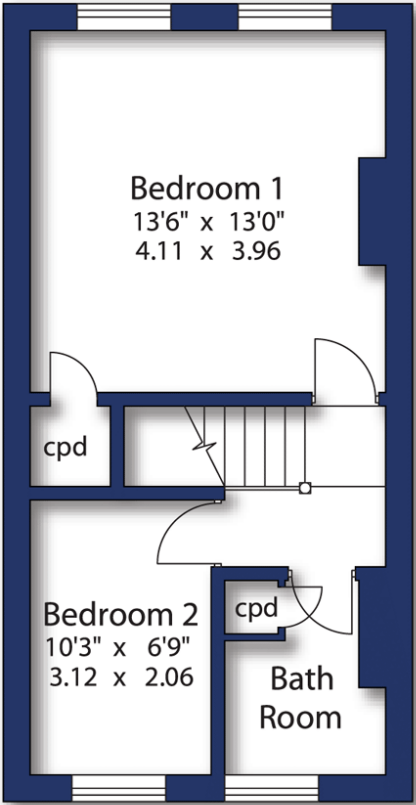
Dacres Ref: KEI260253



Floorplans

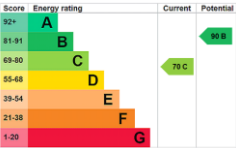


Ground Floor



First Floor

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