



Guide Price £270,000

- Link detached
- Three bedrooms
- Two reception rooms
- Open plan kitchen
- Bathroom
- Built on garage
- Garden
- Sealed unit double glazing
- Gas fired heating
- Convenient for local amenities
- No chain

25 Emmott Farm Fold, Haworth, Keighley, BD22 8BQ

A well-established three bedroomed link detached house pleasantly situated in the sought after village of Haworth.

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

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dacres.co.uk   



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Bradford 9 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

General remarks

This well-established property offers accommodation across two floors and briefly comprises, entrance hall with

cloaks, dining kitchen and sitting room with bay. To the first floor, three bedrooms and house bathroom. Outside, driveway, built on garage and principally lawned gardens to the side and rear. This family home is available for immediate occupation and includes modern fixtures and fittings together with sealed unit double glazing and gas fired heating, this is a home which will only be fully revealed from an internal inspection.

Tucked away in a small development convenient for local amenities which include, two mini supermarkets, first school, medical centre and park together with the more

famous attractions of the historic main street with its bespoke shops, cafes, public houses, Bronte Parsonage and church together with the famous Keighley Worth Valley 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.

Local Authority & Council Tax Band
The City of Bradford Metropolitan District Council
Council Tax Band C.

For more information & details

Directions

From the North Street office into the High Street then left into South Street, continue through the lights on South Street which runs into Halifax Road, continue up to the crossroads roundabout then turn right into Haworth Road which runs into Lees Lane then Mill Hey which in turn runs into Station Road, at the roundabout turn right into Bridgehouse Lane, go to the top of Bridgehouse Lane then turn left into Sun Street passing the old hall then turn right and then first left into Emmott Farm Fold, the property is tucked away on the left hand side and can be identified by a for sale board.

what3words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Electric, Gas, water and Drainage
- Garage & Driveway

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

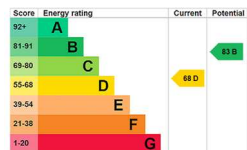
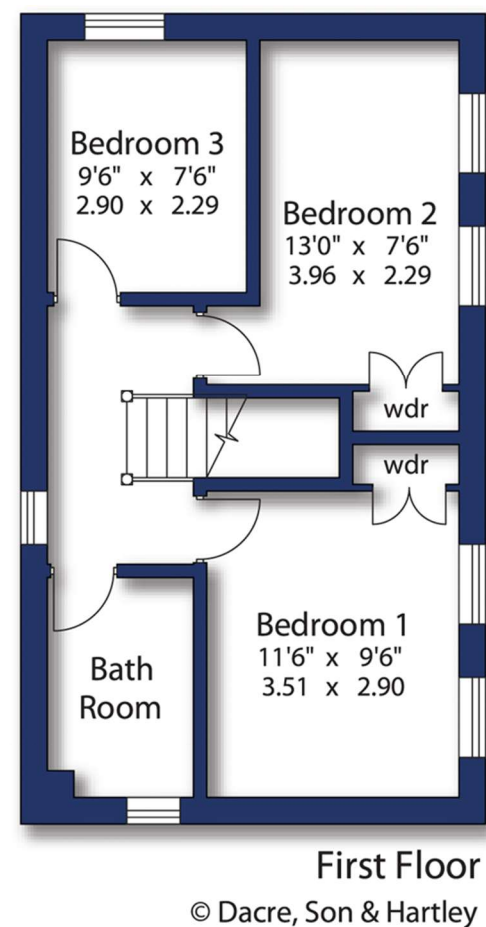
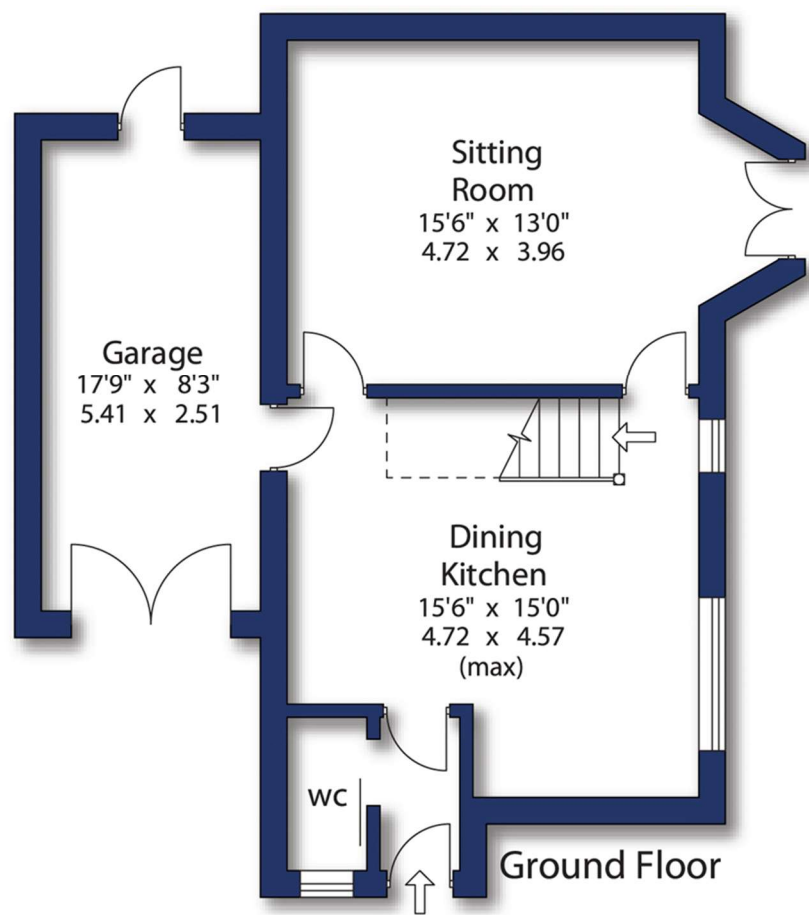
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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.



Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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