DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £340,000

- Detached house
- Four bedrooms
- Three reception rooms
- Kitchen
- En suite bathroom
- Dressing room
- Single garage
- Driveway
- Well stocked rear garden
- Views over the Worth Valley
- Popular village location
- Requires modernisation

2 Branwell Drive, Haworth, Keighley, BD22 8HG

A well-established extended four bedroomed detached house with large garden but requiring modernisation. Delightfully situated on the edge of the sought-after village of Haworth.

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dacres.co.uk







2 Branwell Drive, Haworth, Keighley, West Yorkshire, BD22 8HG

Bradford 8 miles, Skipton13 miles, Leeds 15miles (all distances approximate)

General remarks

This well-established detached house offers accommodation across two floors and briefly comprises UPVC entrance porch, hall with cloaks understairs, siting room, dining room, kitchen and lounge, to the first floor, landing with airing cupboard, master bedroom with dressing room and en suite bathroom comprising of corner bath, Wc, and separate shower cubicle, three further bedrooms further w.c., and house bathroom, integrated single garage, garden to the front and driveway, much larger garden to the rear with lawn, shrubs and flower borders etc. The property includes UPVC double glazing and gas fired heating but does require a complete modernisation. Undoubtedly a home for the family with great potential which is few and far between in today's marketplace.

Situated in this popular development on the edge of the village yet convenient for local amenities which include wo mini supermarkets, first school, medical centre, park, the famous steam railway as well as the more bespoke shops, cafes and public houses on the historic main street which also includes Bronte parsonage and the church. 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.

Directions

From our office in North Street continue to the roundabout in High Street and take the second exit into Oakworth Road. Continue up into Oakworth, dropping down Lidget to the mini roundabout and straight forward through the traffic calmer. Continue forward and then turn left down Providence Lane to the bottom and up the other side into Mytholmes Lane then the next right into Branwell Drive where number two is the first property on the right and can be identified by a For Sale board.

what3words strict.entertainer.dined

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Electric gas, water and drainage.
- Driveway & Garage

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.

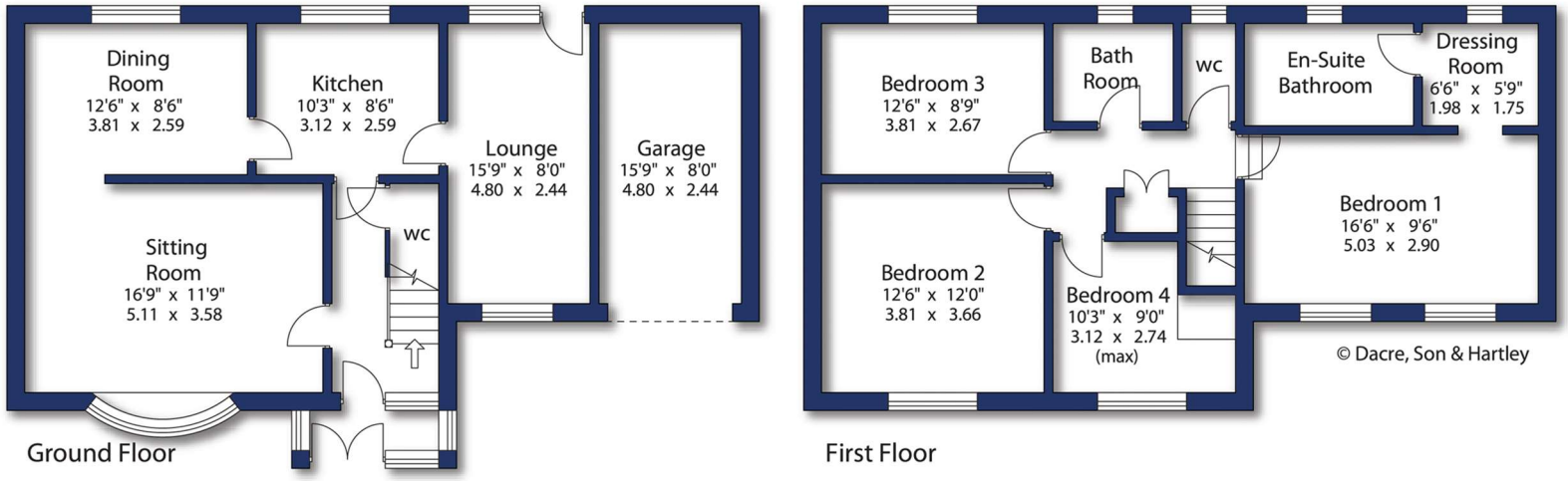
Referral fees

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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