DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £220,000

- Mid terrace
- Three bedrooms
- One reception room
- Living kitchen
- Bathroom
- Gardens front and rear
- UPVC double glazing
- Gas fired heating
- Family home
- Popular location
- Convenient for amenities

27 Rosslyn Grove, Haworth, Keighley, BD22 8AN

A well-presented three bedroomed mid terrace house delightfully situated in this popular village of Haworth.

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dacres.co.uk







27 Rosslyn Grove, Haworth, Keighley, West Yorkshire, BD22 8AN

Bradford 9 miles, Skipton 13 miles, Leeds 15 miles (all distances approximate)

General remarks

This well-presented terrace offers accommodation across two floors and briefly comprises, entrance hall, sitting room, open plan living kitchen with modern units, to the first floor, landing, three bedrooms and house bathroom. Outside, garden to the front and larger garden to the rear with decking and lawn.

Internally the property is decorated to a high standard with quality fixtures and fittings throughout, UPVC double glazing and gas fired heating and can only be fully revealed from an internal inspection, this super family home is located within this sought after village only a few minutes' walk from the historic main street with its many bespoke bars, cafes and shops and also includes the church and Bronte Parsonage. Haworth offers an array of other facilities which include two mini supermarkets, a popular park, first school and medical centre. Keighley town centre provides larger shopping facilities which is approximately four miles distant and also has 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 B.

Directions

Leave Keighley via South Street and Halifax Road. At the mini roundabout in Crossroads turn right towards Haworth. Continue down Haworth Road and Lees Lane into Mill Hey, along Station Road and turn right into Bridgehouse Lane. Turn left on to Sun Street, continue forward and turn right into Rosslyn Grove. The property can be seen on the left identified by a For Sale board.

what3words attic.splashes.worker

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Gas ,electric, water and drainage.
- Street 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.

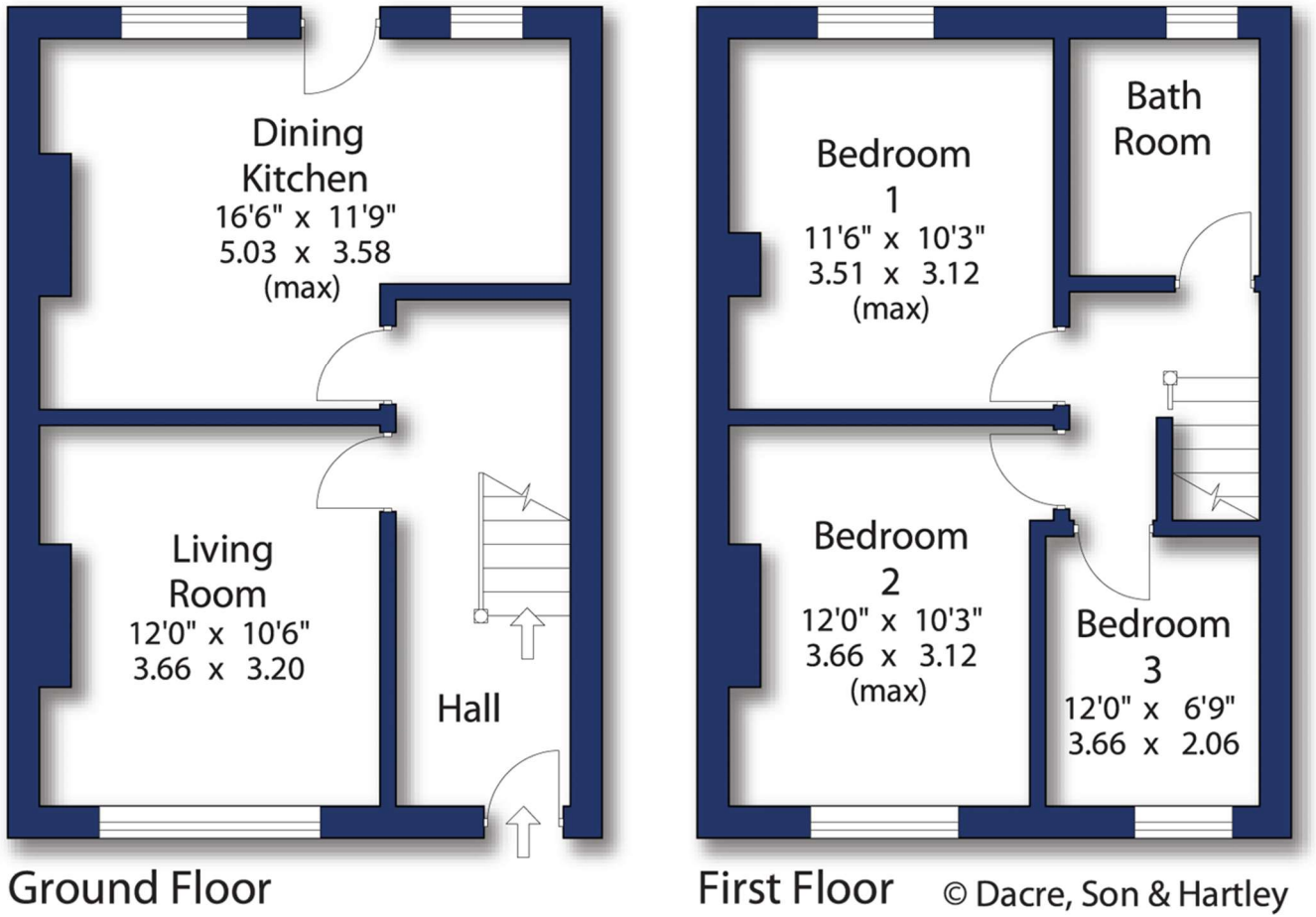
Referral fees

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.





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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