



Guide Price £355,000

- Mature semi detached
- Three bedrooms
- Two reception rooms
- Open plan dining kitchen
- House bathroom
- Large front garden
- UPVC double glazing
- Gas fired heating
- Driveway
- Garage
- Long range views
- Convenient location

B, Dalemoor, Mytholmes Lane, Haworth, Keighley, BD22 8EZ

A well presented mature three bedroomed semi detached house delightfully situated in this popular village with long range views across the Worth Valley.

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

Tel: 01535 611511

Email: keighley@dacres.co.uk

dacres.co.uk





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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/w.c downstairs, spacious lounge, open plan dining kitchen,

to the first floor, spacious landing, three bedrooms and house bathroom. Outside, enclosed yard to front, driveway to the side with garage, large rear garden with patio, lawn and shrubs. The property includes modern fixtures and fittings throughout with UPVC double glazing, gas fired heating and can only be fully revealed from an internal inspection.

Pleasantly situated in this popular village convenient for local amenities which include two mini supermarkets, medical centre, first school and the historic main street with its bespoke, shops and cafes within comfortable walking distance as is the park and steam railway. 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 the North Street office into the High Street then across the roundabout into Oakworth Road, continue for two miles into Oakworth Village, continue through the village traffic calmer then turn left into Providence Lane, continue to the bottom of Providence Lane then up the hill which runs into Mytholmes Lane, the property can be seen towards the top of Mytholmes lane on the left hand side and identified by a for sale board.

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

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 £26.10 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.

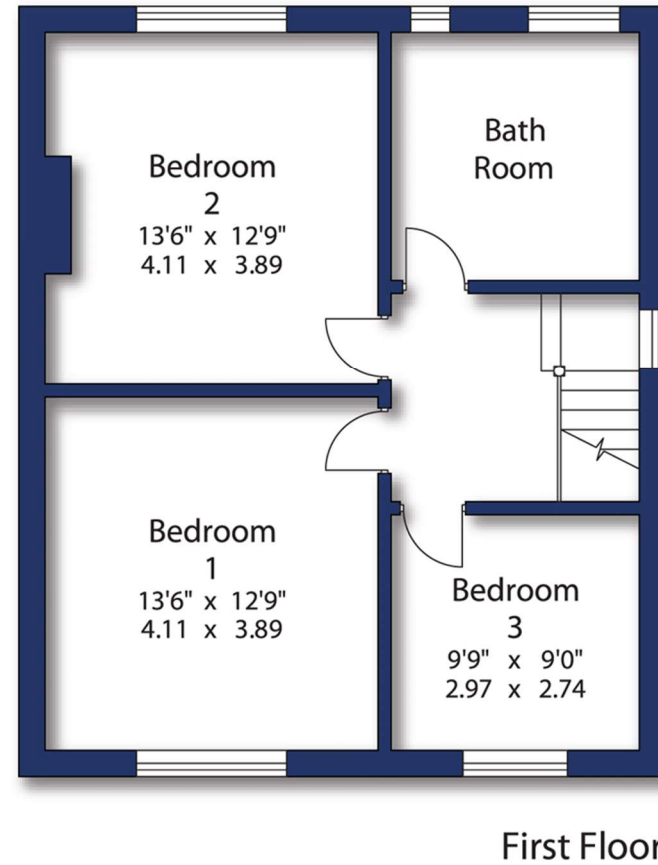
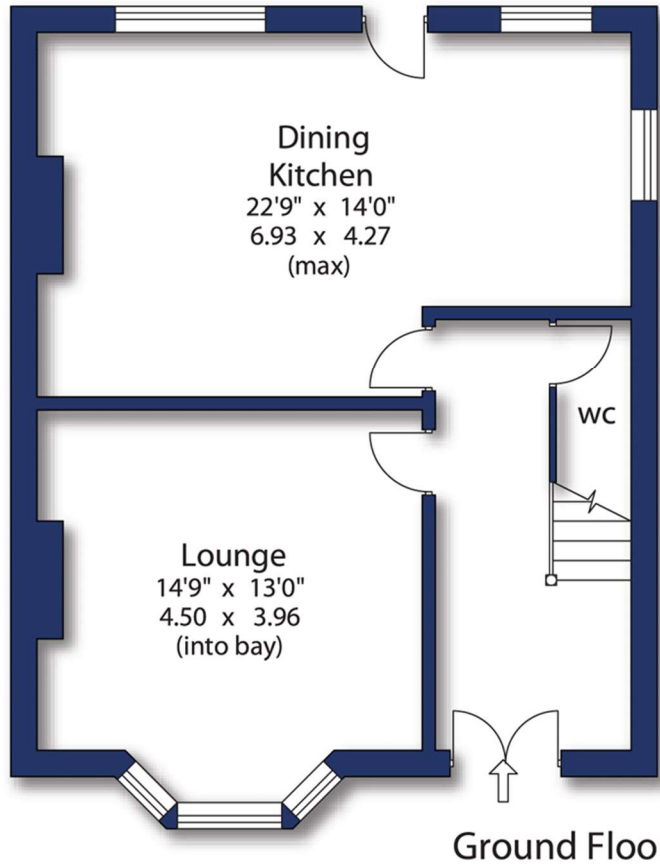
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Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - 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.

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Floorplans



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Contact us



01535 611511



keighley@dacres.co.uk