



Mytholmes Lane, Haworth Keighley BD22 8EZ

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welcome to

Mytholmes Lane, Haworth Keighley

Occupying an excellent plot within one of Haworth's most sought-after residential locations, this beautifully presented four-bedroom detached home offers generous family accommodation, a large garage, ample off-road parking, and private enclosed gardens.



The property welcomes you through a spacious entrance hallway, creating an immediate sense of space. To the ground floor is a convenient downstairs W.C. alongside a superb open-plan living and dining room, providing the perfect setting for both everyday family life and entertaining guests.

The spacious fitted kitchen offers an excellent range of units and benefits from an integrated dishwasher, with a useful utility area providing additional storage and workspace. From here, a door leads through to the conservatory, creating a wonderful additional reception space overlooking the rear garden. Internal access is also available to the substantial garage.

To the first floor, a spacious landing offers ample room for a home office or reading area. There are four generously proportioned bedrooms, including an impressive principal suite complete with a contemporary en-suite shower room and a walk-in wardrobe. Two further double bedrooms also benefit from built-in wardrobes, providing excellent storage. Completing the accommodation is a stylish four-piece family bathroom, featuring both a bath and separate shower.

Externally

Statement



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Mytholmes Lane, Haworth Keighley

- Four Bedroom Detached Family Home
- Sought After Residential Location
- Spacious Open Plan Living & Dining Room
- Principal Bedroom with En Suite Sower Room & Walk-in Wardrobe
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KEI105152 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01535 610021



keighley@holroydsestateagents.co.uk



59 North Street, KEIGHLEY, West Yorkshire,
BD21 3SL



holroydsestateagents.co.uk