



# Davies Properties



## 46 Lawcliffe Crescent

Haworth, Keighley, BD22 8RD

Offers In The Region Of £220,000



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A great-sized three-bedroom semi-detached home in the heart of Haworth, one of the area's most sought-after spots for families. Look out from the back and you're treated to some lovely views over the surrounding area - a real bonus.

Inside, the ground floor has a welcoming entrance hall, a generous lounge/diner that's perfect for family life, a conservatory, and a kitchen. Upstairs you'll find three good-sized bedrooms and a family bathroom.

The house has double glazing and gas central heating throughout. Yes, it could do with a bit of updating - the kitchen in particular could use some love - but that's already been taken into account in the asking price. Think of it as a blank canvas: a chance to put your own stamp on the place and make it exactly what you want.

Out the back, those views across Haworth are a real selling point and give the property a sense of space that photos don't quite do justice to.

If you're looking for a family home with real potential, this one's worth a look sooner rather than later.

## GROUND FLOOR

### Entrance Hall

Entrance hall with uPVC double glazed door, a central heating radiator and stairs to the first floor.

### Lounge/Diner

23'0" x 11'8" (7.01m x 3.56m)

The room features a front-facing uPVC double glazed window, laminate flooring, two central heating radiators and an electric wood-burner effect fire with marble inset, hearth and wooden surround. Please note there is a gas point present, however this was capped off in previous years. A uPVC double glazed door leads through to the conservatory.

### Conservatory

8'10" x 7'10" (2.69m x 2.39m)

With laminate effect vinyl flooring, central heating radiator, uPVC double glazed windows and door to the rear garden.

### Kitchen

8'8" x 7'1" (2.64m x 2.16m)

With a range of wall and base units with work surfaces over and tiled splash-backs. There is a circular stainless steel sink, integrated electric oven, gas hob with extractor hood over, and plumbing for a washing machine. Completing the room is laminate effect vinyl flooring, a central heating radiator, uPVC double glazed window and an entrance door to the side. The kitchen would benefit from some modernisation and this has been reflected in the asking price.

## FIRST FLOOR

### Landing

With a uPVC double glazed window to the side elevation.

### Bedroom 1

10'3" x 10'7" (3.12m x 3.23m)

With a uPVC double glazed window to the front elevation, fitted wardrobes and drawers and a central heating radiator.

### Bedroom 2

9'11" x 10'7" (3.02m x 3.23m)

With a uPVC double glazed window to the rear elevation enjoying distant views over Haworth, fitted wardrobes and a central heating radiator. The boiler is concealed in a cupboard.

### Bedroom 3

7'7" x 6'8" (2.31m x 2.03m)

With a uPVC double glazed window to the side elevation and a central heating radiator.

### Bathroom

5'4" x 6'6" (1.63m x 1.98m)

With a white three-piece suite comprising a panelled bath with electric shower over, pedestal hand wash basin and WC. Further benefits include recessed spotlights, extractor fan, chrome heated towel rail,

tiled splash-backs and a uPVC double glazed window to the rear elevation.

### EXTERIOR

The front garden features mature shrubs and bushes, with a driveway to the side leading to a single garage. To the rear is a lawned garden enjoying pleasant views across Haworth.

### ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: C
- ~ Parking: Driveway leading to a single garage
- ~ Broadband - according to the Ofcom website there is 'Standard' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



## Road Map



## Hybrid Map

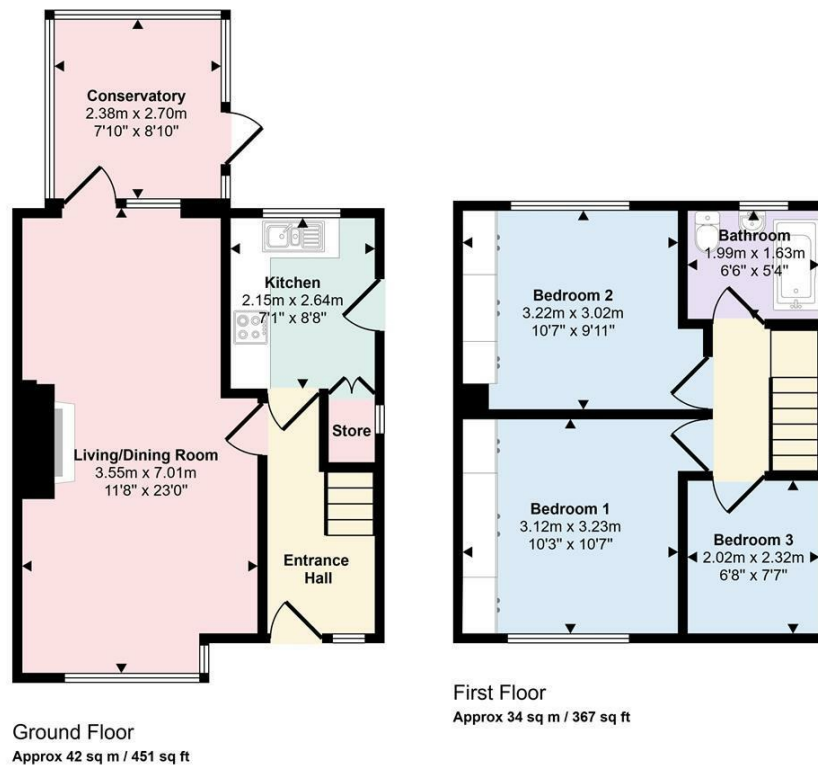


## Terrain Map



## Floor Plan

Approx Gross Internal Area  
76 sq m / 817 sq ft

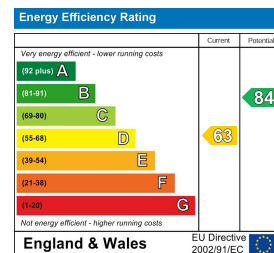


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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