



LEES MILL, SHUTTLE  
FOLD, HAWORTH,  
BD22 8RB

£170,000

3 Bedroom Flat

EPC Rating: C

LINLEY &  
SIMPSON

Three bedroom duplex apartment available in the sought after market town of Haworth with an entrancing cobbled high-street boasting all the amenities, including shops and country pubs, and luscious green fields surrounding. There are local schools for young families and a real sense of history throughout the community makes this a very desirable place to live. This property is ideal for investors and first time buyers alike with ample living accommodation to the first floor and offers three double bedrooms to the second floor with family bathroom and en-suite to the principle bedroom. The property has double-glazed windows, gas central heating throughout, and is offered with no onward chain. Contact Linley and Simpson now to book an internal inspection to avoid disappointment.

Council Tax Band:D

#### GROUND FLOOR

##### HALLWAY

Entering from the apartment block landing is a good size private hallway leading to a downstairs w.c, stairs to the first floor and door leading to lounge area.

##### LIVING/DINING/KITCHEN

This substantial living area has such a modern feel to it with large double glazed windows letting in ample natural light, the exposed beams add extra character, there is plenty of space for dining and also has a gas central heating radiator.

The kitchen is in theme with the property with ample storage space through a mixture of wall and base units, integral fan oven with gas hob and extractor over, tiled splash back with under unit lights and a 1 1/2 stainless steel sink and drainer with mixer taps.

#### FIRST FLOOR

##### BEDROOM ONE

Large double bedroom with ample space for bed and wardrobe comprising a large double glazed velux window, gas central heating radiator and access to en-suite.

##### EN-SUITE

Modern en-suite shower room, fully tiled with walk-in shower cubicle, a sink and w.c inset to vanity unit.

##### BEDROOM TWO

A second double bedroom again comprising gas central heating radiator and double glazed windows.

##### BEDROOM THREE

A third double bedroom which could be utilised as office space or dressing, depending on needs/want. Current occupier still uses as bedroom and comprising double glazed window and gas central heating radiator.

##### FAMILY BATHROOM

An additional fully tiled family bathroom comprising a vanity unit with w.c. and wash hand basin and a bath with shower overhead.



# Shuttle Fold, Haworth, Keighley, BD22

Approximate Area = 1227 sq ft / 114 sq m

Limited Use Area(s) = 104 sq ft / 10 sq m

Total = 1331 sq ft / 124 sq m

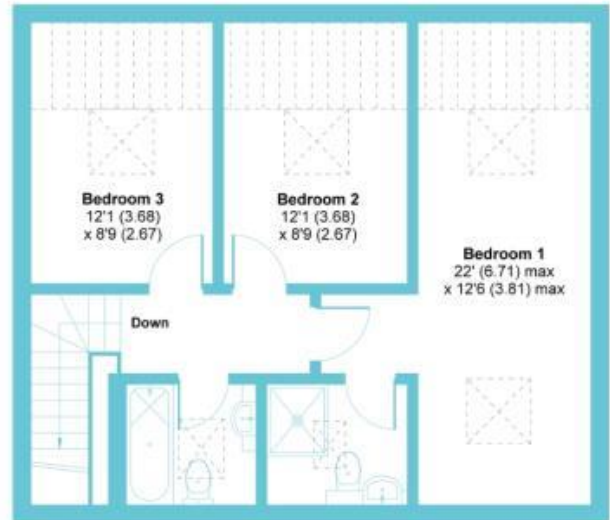
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SECOND FLOOR



Denotes restricted head height



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © richcom 2021. Produced for Linley & Simpson. REF: 718412

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