



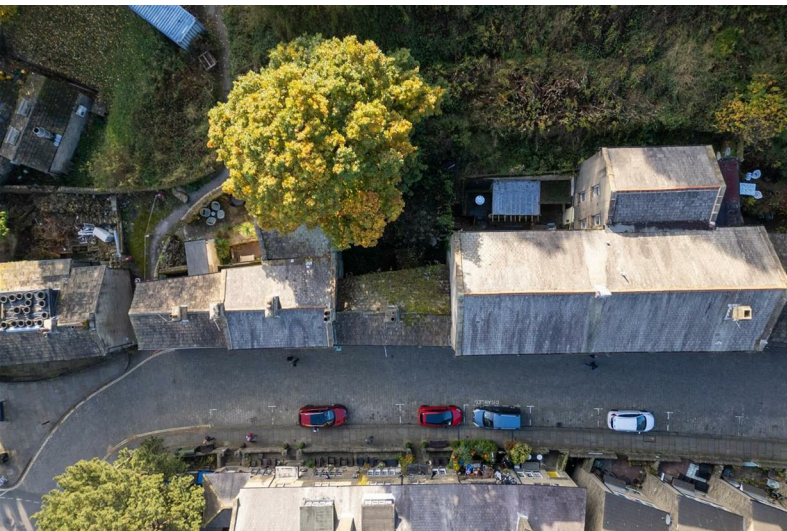
# Davies Properties



13 - 15 Main Street

Haworth, Keighley, BD22 8DA

Offers In The Region Of £295,000





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## **\*\*Development Opportunity in the Heart of Historic Haworth\*\***

This rare chance to purchase a double-fronted commercial premises, paired with a self-contained two-bedroom duplex flat above, puts you right in the centre of Haworth's famous Main Street. A village steeped in history and known worldwide for its association with the Brontë sisters, Haworth combines literary heritage with modern village life. Owning property here not only offers rich development potential but also places you in a vibrant, well-connected community.

Haworth's charm lies in its cobbled streets, stunning moorland views, and thriving tourism industry, with the Brontë Parsonage Museum just a stone's throw away. Beyond its historical allure, the property's prime location and dual-use, make it a developer's dream. Whether you're looking to run your own business downstairs or rent out the duplex flat for additional income, this space is brimming with possibilities.

The duplex flat features two bedrooms, a cosy reception room, and a bathroom. It also offers an enclosed rear garden—ideal for private relaxation while being surrounded by Haworth's picturesque scenery. The property's location within this well-loved tourist destination makes it highly desirable for both residents and visitors.

In terms of amenities, Haworth provides all the essentials. There are a variety of local shops, cafés, and pubs along the historic Main Street. For families, Haworth Primary School is well-regarded, making it a suitable spot for young households too. For transport, you'll find good connections via the nearby Keighley railway station, offering regular services to Leeds and Bradford. Additionally, the famous Keighley and Worth Valley Steam Railway adds charm and appeal for tourists and residents alike.

With its development potential and superb location, this property offers a fantastic opportunity to be part of a unique and culturally significant village. Act quickly—this rare opportunity is not one to be missed!

### **GROUND FLOOR**

The flat has its own access door from the street level.

#### **Commercial Room One**

14'6" x 14'9" (4.42m x 4.50m)

With a wooden entrance door providing access to the shop, wood-framed single glazed windows to the front elevation and an ornate fireplace.

#### **Commercial Room Two**

14'2" x 14'9" (4.32m x 4.50m)

With a wood-framed single glazed window to the front elevation and ornate fireplace.

#### **Shower Room**

With a wash basin, W/C and shower cubicle.

### **FIRST FLOOR FLAT**

#### **Landing**

With a wood-framed single glazed window to the rear elevation.

### Kitchen

11'6" x 12'9" (3.51m x 3.89m)

With wood-framed single glazed windows to the front elevation, storage cupboard with boiler, under stairs storage and a central heating radiator.

### Lounge

14'6" x 14'9" (4.42m x 4.50m)

With wood-framed single glazed windows to the front elevation, a central heating radiator, a wood-framed single glazed window to the rear elevation and a door providing access to the rear garden.

## SECOND FLOOR

### Landing

With a wood-framed single glazed window to the rear elevation and a central heating radiator.

### Bedroom One

13'6" x 14'2" (4.11m x 4.32m)

With wood framed single glazed windows to the front and rear elevations and a central heating radiator.

### Bedroom Two

9'8" x 14'11" (2.95m x 4.55m)

With wood-framed single glazed windows to the front elevation and a central heating radiator.

### Bathroom

5'8" x 7'1" (1.73m x 2.16m)

With a bath, W/C and wash basin, wood-framed single glazed window to the rear elevation, central heating radiator and an airing cupboard, housing the cylinder tank.

## EXTERIOR

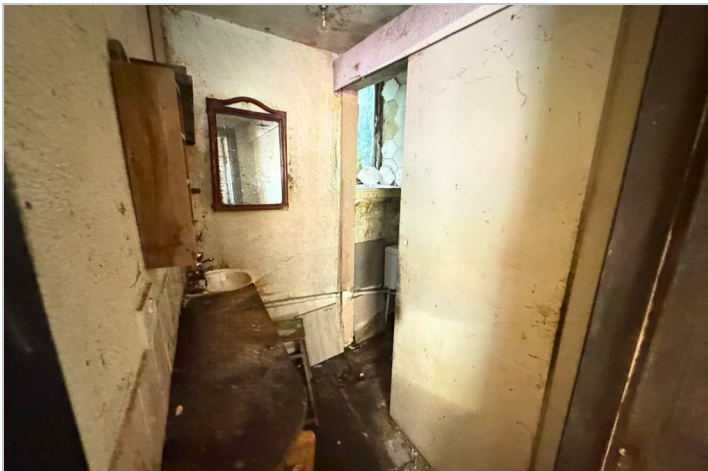
There is an enclosed rear garden accessible from the first floor level of the flat.

## OTHER INFORMATION

~ Council Tax Band 'A'

~ Tenure: Freehold

~ Parking: On-street permit parking





Road Map



Hybrid Map



Terrain Map



Floor Plan



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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