



# Davies Properties



4 Haincliffe Place

Keighley, BD21 5BT

Reduced To £99,950



# 4 Haincliffe Place

Keighley, BD21 5BT

Reduced To £99,950



Tucked away in a peaceful setting at the end of a quiet private lane, this characterful cottage forms part of an exclusive cluster of just three homes. The property has been significantly reduced in price to reflect the presence of dry rot, which requires remedial treatment.

We have obtained two quotes estimating the cost of works at between £20,000 and £28,000, though prospective buyers will need to commission their own structural survey and costings. Given the nature of the works required, this property is likely to be most suitable for cash buyers or those with access to specialist renovation finance.

The cottage offers well-proportioned accommodation over two floors. The ground floor features a welcoming lounge and a spacious dining kitchen, while upstairs you'll find two generously sized bedrooms and a modern family bathroom.

The home benefits from gas central heating and uPVC double glazing throughout. Externally, there is off-road parking for one vehicle to the front with a small, low-maintenance garden. To the rear, an enclosed garden provides a tranquil space with decking and a characterful pond – perfect for those warmer months.

For the right buyer, this represents an opportunity to acquire a cottage with genuine character and potential in a lovely quiet location, at a price that reflects the work needed. The property's position and setting, combined with the reduced asking price, make this an attractive proposition for investors or cash buyers looking for a renovation project.

Early viewing is recommended to assess the scope of works required. Contact us today to arrange your appointment.

## GROUND FLOOR

### Entrance Vestibule

The property features a uPVC double glazed entrance door, a central heating radiator, and a staircase leading to the first floor.

### Living Room

13'0" x 13'0" (3.96m x 3.96m)

Featuring a uPVC double glazed Georgian-style window to the front elevation, this room also offers a central heating radiator, an open fire set on a stone-flagged hearth with a wooden surround, and wooden flooring throughout.

### Dining Kitchen

13'2" x 16'0" (4.01m x 4.88m)

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks. It features a one and a half bowl stainless steel sink, a range-style cooker with extractor hood above, and an open fire set within an inglenook-style firelace with

a stone lintel. Additional benefits include wooden flooring, a storage/utility cupboard housing the combi boiler, and a further storage cupboard with plumbing for a washing machine. A uPVC double glazed window and door to the rear elevation provide natural light, and there is a central heating radiator.

## FIRST FLOOR

### Landing

Access to the loft is provided via a ceiling hatch.

### Bedroom 1

12'9" x 15'4" (3.89m x 4.67m)

This room benefits from a uPVC double glazed Georgian-style window to the front elevation, a central heating radiator, and exposed floorboards.

### Bedroom 2

12'11" x 9'6" (3.94m x 2.90m)

This room features a uPVC double glazed window to the rear elevation, a central heating radiator, and exposed floorboards.

## Bathroom

7'2" x 5'7" (2.18m x 1.70m)

Fitted with a modern white three-piece suite comprising a shower cubicle, vanity sink unit, and built-in W/C. The room also includes a UPVC double glazed window to the rear elevation, a chrome heated towel rail, and fully tiled walls and flooring.

## EXTERIOR

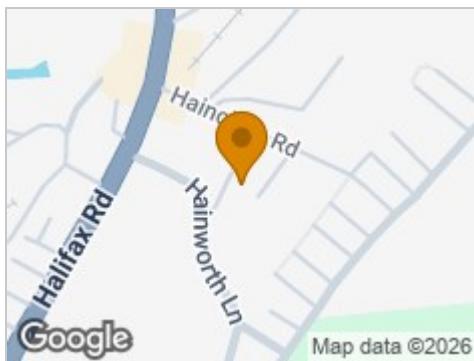
To the front of the property, there is a driveway offering off-road parking along with a small garden area. The rear features an enclosed garden with a decked seating area and a pond, as well as useful under-house storage equipped with power.

## ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: A
- ~ Parking: Driveway providing off-road parking for one vehicle
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' 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



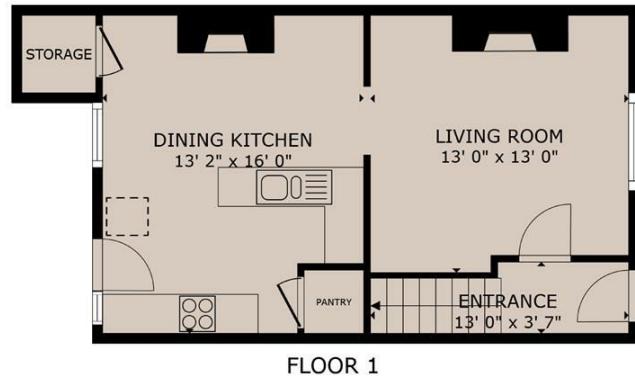
## Hybrid Map



## Terrain Map



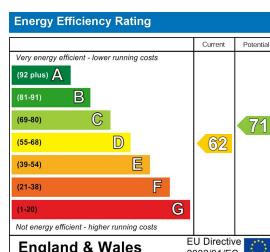
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

42 North Street, Keighley, West Yorkshire, BD21 3SE

Tel: 01535 872018

Email: [info@davies-properties.co.uk](mailto:info@davies-properties.co.uk)

Web: [www.davies-properties.co.uk](http://www.davies-properties.co.uk)