



# Davies Properties



## 2 Aire Street

Haworth, Keighley, BD22 8LX

Reduced To £140,000





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Located in the ever-popular village of Haworth, this charming semi-detached property provides generous accommodation over three floors. The ground floor features a spacious family lounge and a modern fitted kitchen, which offers access to a useful cellar storage area.

To the first floor are two well-proportioned bedrooms along with the spacious house bathroom. The second floor hosts a further double bedroom, complete with a storage area which can be utilised as an office space.

While the property is well-presented throughout, it may benefit from some modernisation, offering the purchaser an excellent opportunity to put their own stamp on it.

Further benefits include gas central heating and uPVC double glazing throughout.

This property would make an ideal first home or a fantastic investment opportunity for the rental market.

## LOWER GROUND FLOOR

### Cellar

## GROUND FLOOR

### Entrance Vestibule

3'10" x 3'6" (1.17m x 1.07m)

With a uPVC double glazed entrance door.

### Living Room

14'3" x 14'6" (4.34m x 4.42m)

With a uPVC double glazed window, open fire with original feature surround and stone hearth and a central heating radiator.

### Inner Hallway

8'6" x 3'3" (2.59m x 0.99m)

A useful storage area with access to the cellar.

### Kitchen

9'7" x 16'2" (2.92m x 4.93m)

With a range of matching wall and base units with work-surfaces over, tiling to the splash-backs, laminate flooring, a central heating radiator, stainless steel sink, plumbing for a washing machine, integrated electric oven and hob with extractor hood over and two uPVC double glazed windows.

## FIRST FLOOR

### Landing

A spacious and versatile landing.

### Bedroom 2

12'10" 9'0" (3.91m 2.74m)

With a uPVC double glazed window and a central heating radiator and fitted wardrobes with sliding doors.

### Bedroom 3

8'2" x 9'10" (2.49m x 3.00m)

With a uPVC double glazed window and a central heating radiator.

### Bathroom

6'11" x 14'10" (2.11m x 4.52m)

With a four-piece suite comprising of a panelled bath with shower mixer tap, W/C, pedestal hand wash basin and shower cubicle, central heating radiator and a uPVC double glazed window.

## SECOND FLOOR

### Storage Area

7'10" x 6'9" (2.39m x 2.06m)

A useful and versatile storage area which can be used as an office area. With a uPVC double glazed window and exposed feature beams and wall-mounted combi-boiler.

### Primary Bedroom

16'1" x 13'11" (4.90m x 4.24m)

With exposed feature beams, skylight window and a central heating radiator

## ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Council Tax Band: A

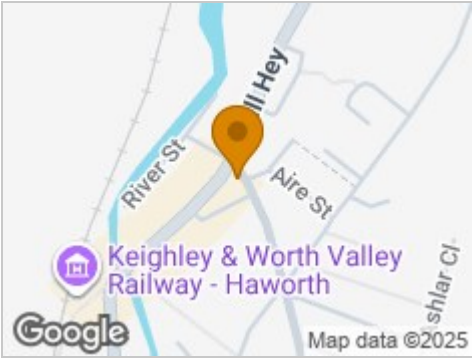
~ Parking: on street, no permit required

~ 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



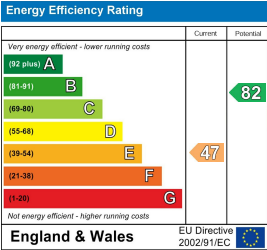
Floor Plan



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



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