bronte estates

2 Haworth Mews Butt Lane, Haworth, Keighley, BD22 8QL

Offers Over £260,000

- PRESTIGIOUS OLD SCHOOL CONVERSION
- CHARACTER FEATURES THROUGHOUT
- TWO ALLOCATED PARKING SPACES
- QUALITY GERMAN KITCHEN
- UNDERFLOOR HEATING
- TWO BEDROOM DUPLEX APARTMENT
- ELECTRIC GATES & CCTV SYSTEM
- IMMACULATELY PRESENTED
- SOUTH FACING PRIVATE TERRACE
- NEW BOILER WITH 15 YEAR GUARANTEE

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2 Haworth Mews Butt Lane, Keighley BD22 8QL

** STUNNING DUPLEX APARTMENT ** TWO DOUBLE BEDROOMS & TWO BATHROOMS ** PRESTIGIOUS HISTORIC SCHOOL CONVERSION ** ELECTRIC GATES & CCTV ** CHARACTER FEATURES THROUGHOUT ** Bronte Estates are delighted to offer for sale this most impressive property that has been updated and improved by the current owners to a high standard. Boasting a large open plan living space, luxury German kitchen with quartz work surfaces, breakfast bar and integrated appliances. The sociable first floor living space is superb for entertaining and has designated dining, kitchen and lounge areas. Tastefully appointed throughout with luxury fixtures and fittings, plus a seamless blend of character features and modern design. Externally the property enjoys a good-sized York stone private patio, two allocated parking spaces and remote control electric gates, offering privacy and security. Located just a few minutes walk from the famous Haworth Main Street and its array of boutique shops, cafes and award winning restaurants. We are expecting a high demand. View now!

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Council Tax Band: D

Communal Entrance Hall
A side entrance door leads into a large shared hallway with access to 2 Haworth Mews.

Vestibule
The front entrance door leads into a small vestibule with a door to the main hallway.

Hall
14'9 x 14'6
A large and most impressive hallway with a feature industrial style staircase leading off to the first floor, exposed stonework, solid wood floor and ample space for a study or work area. Doors lead off to the utility room, both bedrooms and the bathroom.

First Floor Lounge/Dining/Kitchen
25'5 x 23'0
A stunning open plan living space with a full height ceiling, exposed beams and designated space for dining, living and the kitchen. The kitchen area has a quality German fitted kitchen with a range of fitted cabinets, large pan drawers and luxury white & grey quartz work surfaces incorporating a breakfast bar. Integrated appliances include a larder fridge, NEFF electric oven, NEFF combi oven/microwave, dishwasher, Quooker boiling water tap and a five ring Siemens induction hob with a cylindrical extractor above. Adjacent to the kitchen is a good-sized storage room/boiler room which is also handy for drying clothes. To the front of the room are the original large windows with bespoke hardwood plantation shutters, plus two Velux roof windows. Living room area with wall TV point and ample space for a large dining table and chairs.

Utility Room
13'0 x 3'9
Fitted base and wall unit, work surface and splash back tiling. Plumbing for a washing machine, circular stainless steel sink and drainer plus room for a freezer and ample storage space.

Bedroom One
16'4 x 11'2
Master bedroom with Ensuite. Fitted with bespoke wall-to-wall wardrobes providing a large amount of storage, exposed stonework, window with plantation shutter blind and an exterior door leading to the private terrace.

Ensuite
A modern and recently upgraded shower room with black fitments and accessories, comprising of a corner shower cubicle with a rainfall shower and a handheld attachment, wall mounted washbasin and a low flush WC. Black heated towel rail, feature tiling and an extractor.

Bedroom Two
15'8 x 11'4
Currently used as a sitting room. Exterior door to the terrace, window with plantation shutter blind and a three door fitted wardrobe. Exposed stone work and a wall TV point.

Bathroom
9'9 x 5'4
A bathroom with the WOW factor! This spacious boutique hotel-style bathroom has a black and gold theme incorporating Italian wall and floor tiles, a 'L' shape bath with wall mounted taps and a rainfall shower over, low flush WC and a feature black glass wash basin with wall mounted taps. Black heated towel rail.

External
The property is accessed via Butt Lane which is a quaint cobbled road at the side of Haworth Park. Remote control electric gates lead to a shared car park where the property has two allocated parking spaces and offers a high level of security. To the front of the property is a private, good-sized York stone terrace with ample space for sun loungers and a large table and chairs. The site is covered by CCTV and all residents have access to this via television and also a mobile app. At the bottom of Butt Lane is the Worth Valley steam railway and the famous Main Street is just a few minutes walk away with a variety of eateries and boutique shops. Hebden Bridge is also easily accessible by car or an hourly bus service. A delightful, highly desirable location!

Additional Information
The property is freehold. There is a monthly service charge which covers the roof, windows, gardening and grounds maintenance, CCTV, electric gates, window cleaning etc.

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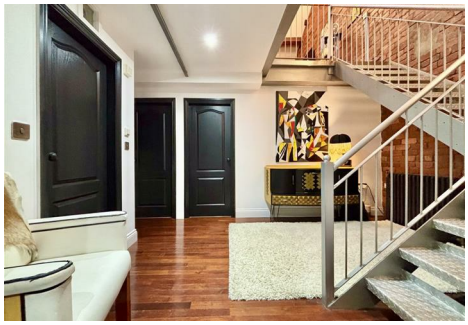
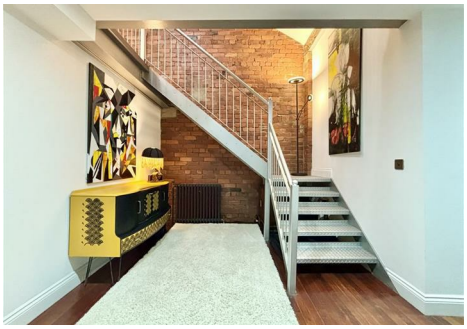
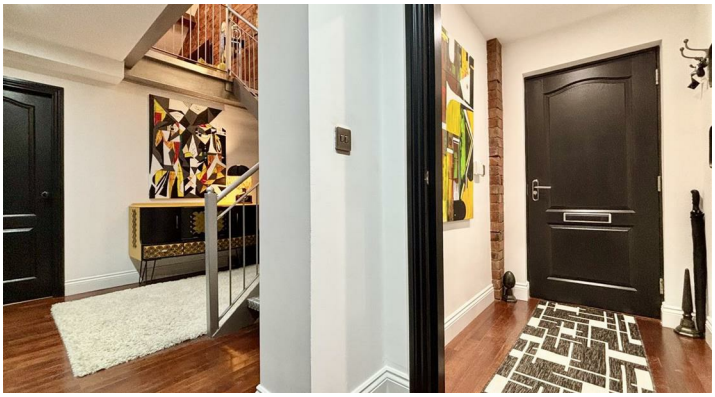
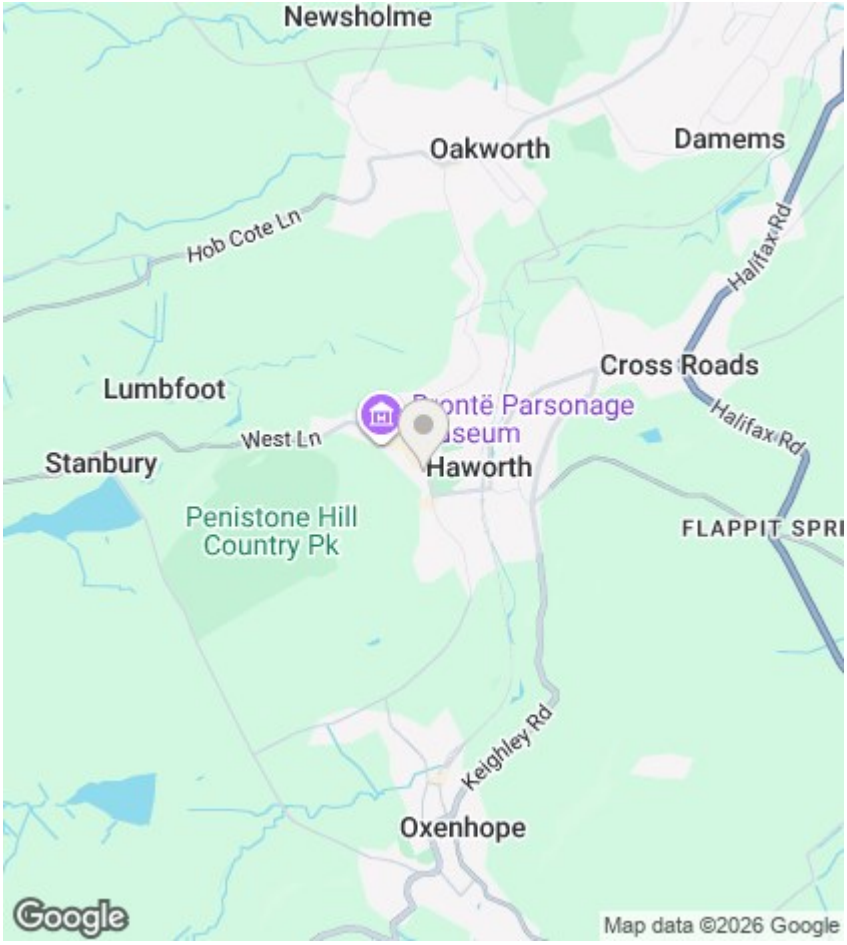








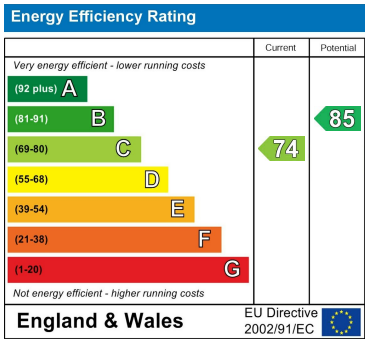
Directions

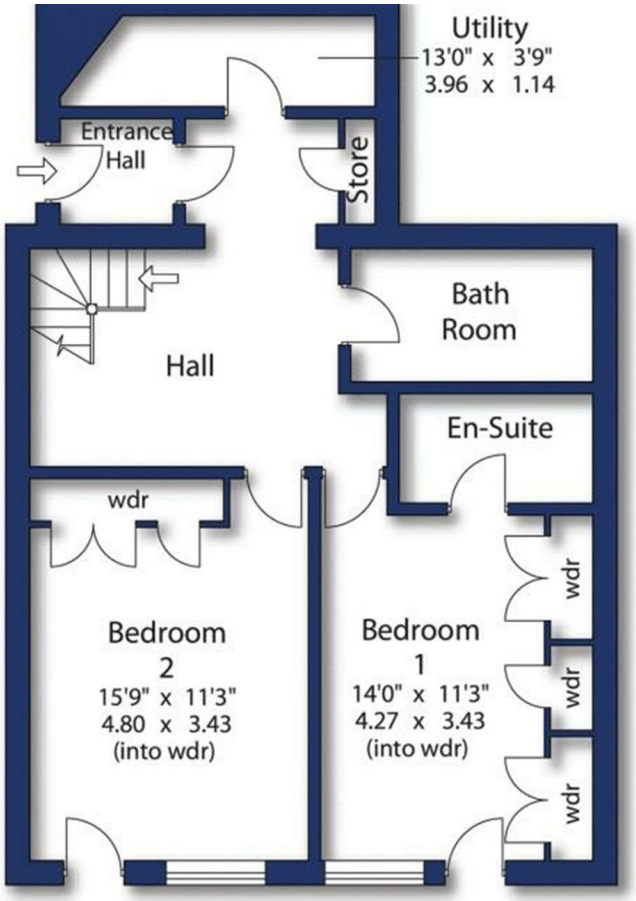
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

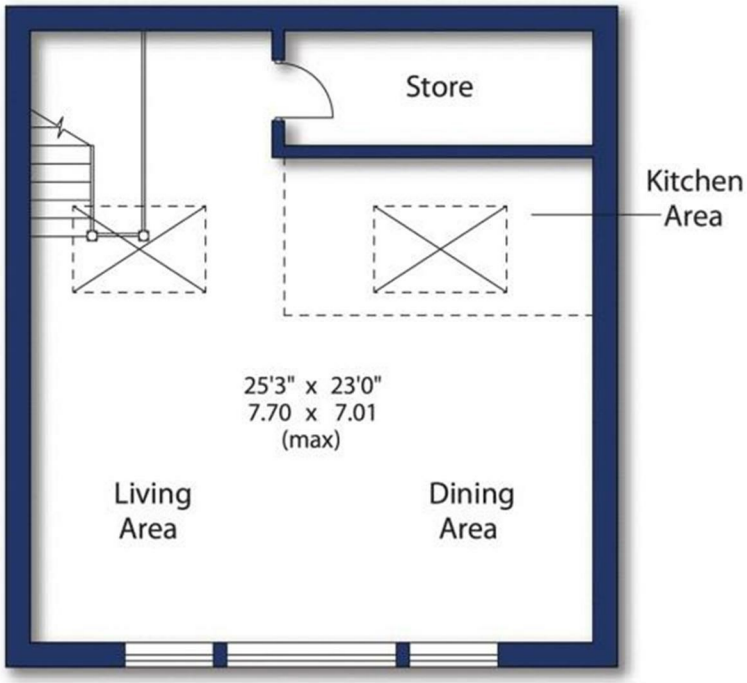
EPC Rating:

C





Ground Floor



First Floor

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