



Davies Properties



125 Hebden Road

Haworth, Keighley, BD22 8RE

Offers In The Region Of £145,000



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We are delighted to present this rare opportunity to acquire a property (with no upward chain) offering significant development potential. While the property requires full refurbishment throughout, it presents a fantastic opportunity to create a beautiful and characterful home.

Accommodation is arranged over three levels and includes a cellar at lower ground level, a living room and kitchen on the ground floor, and two bedrooms with a bathroom on the first floor. The property benefits from uPVC double glazing, gas central heating, and a relatively new boiler.

A particularly unique feature of this home is the generous garden, which spans the width of approximately five properties in a separate enclosed plot directly opposite the property, along with a free-standing garage.

Viewings are highly recommended to appreciate the scope of potential on offer. Contact us today to arrange an appointment - don't miss the chance to transform this property into your dream home.

LOWER GROUND FLOOR

Cellar

18'10" x 14'5" (5.74m x 4.39m)

With a uPVC double glazed door and window to the rear elevation and a central heating radiator and wall-mounted combi-boiler that was installed approximately 3 years ago but has not been used for approximately 2 years.

W/C

8'1" x 4'4" (2.46m x 1.32m)

With a uPVC double glazed window to the rear elevation and a high level flush W/C.

Storage Room

6'11" x 4" (2.11m x 1.22m)

GROUND FLOOR

Entrance Vestibule

9'3" x 4'1" (2.82m x 1.24m)

With a wooden entrance door and stairs leading off to the first floor.

Living Room

16'8" x 12'5" (5.08m x 3.78m)

With two uPVC double glazed windows to the front and rear elevations, two central heating radiators and a tiled open fireplace.

Kitchen

6'11" x 5'7" (2.11m x 1.70m)

With a uPVC double glazed window to the rear elevation.

SECOND FLOOR

Bedroom 1

15'3" x 8'3" (4.65m x 2.51m)

With two uPVC double glazed windows to the front elevation and a central heating radiator.

Bedroom 2

9'7" x 8'6" (2.92m x 2.59m)

With a uPVC double glazed window to the rear elevation, fitted wardrobe and a central heating radiator.

Bathroom

8'7" x 3'10" (2.62m x 1.17m)

With a maroon coloured suite comprising of W/C, pedestal hand wash basin and shower cubicle and uPVC double glazed window to the rear elevation.

EXTERIOR

There is a small enclosed yard to the rear. To the front of the property is a flagged area and across the road is a large enclosed garden space (with its own Title Number) with a free-standing garage.

ADDITIONAL INFORMATION

~ Council Tax Band: A

~ Tenure: Freehold

~ Parking: Detached single garage

~ 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



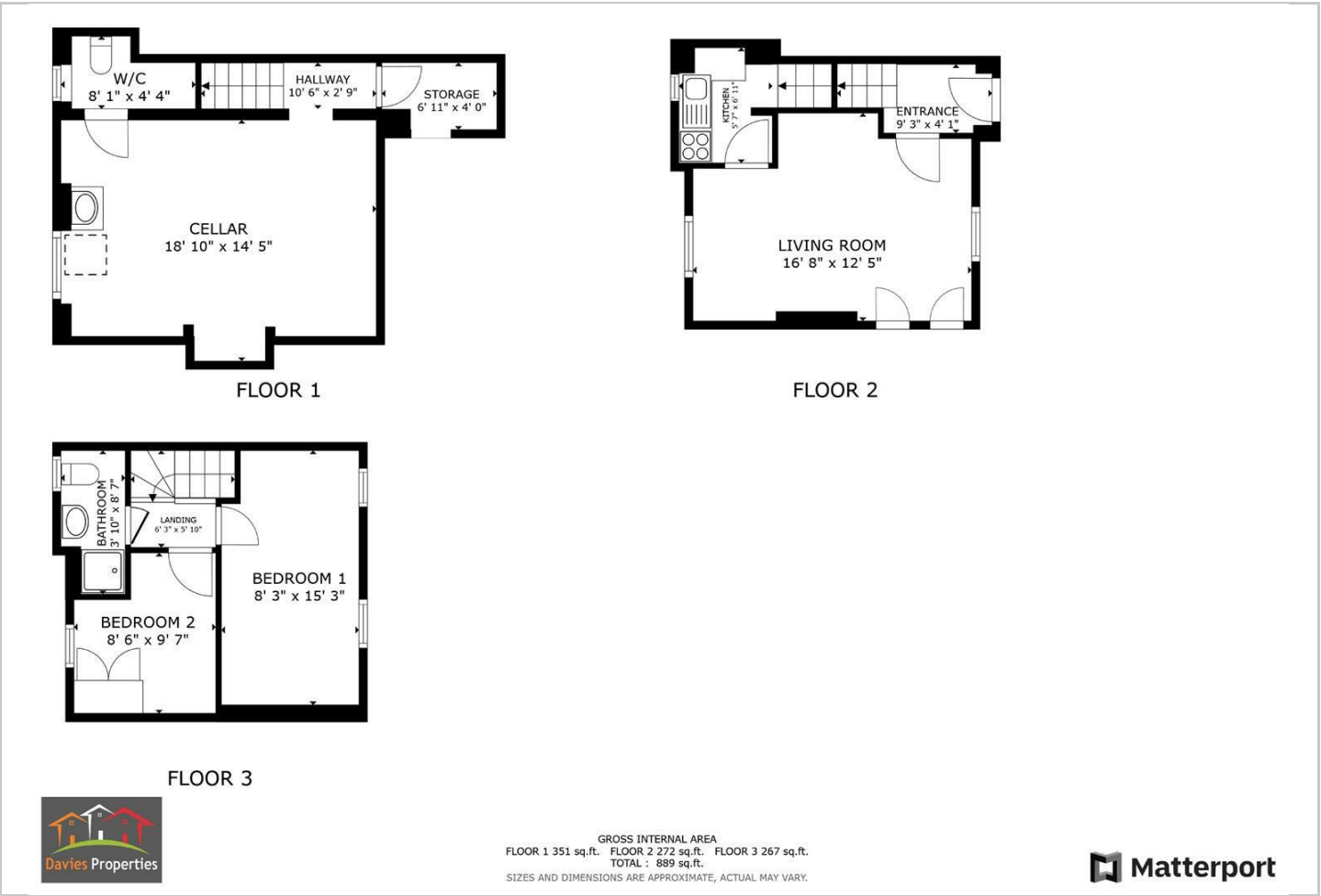
Hybrid Map



Terrain Map



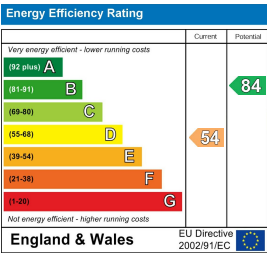
Floor Plan



Viewing

Please contact our Davies Properties 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.