



# Davies Properties



11 Clarendon Street

Haworth, BD22 8PU

Offers In The Region Of £185,000



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A rare opportunity to acquire a spacious three-bedroom end-terrace in the heart of sought-after Haworth, offering off-road parking, a detached garage, and generous gardens – a true rarity in the village.

Tucked away in the charming and historic Brontë village of Haworth, this deceptively spacious property boasts a unique blend of character, potential, and valuable outdoor space. Ideal for families or investors alike, the home offers flexible accommodation across four levels, including an open-plan lounge/diner, three well-proportioned bedrooms, and a cellar with scope for further use.

The real standout feature is the extensive outside space – a long driveway provides off-road parking for at least two vehicles, leading to a detached single garage. Flanked by well-maintained lawned gardens, this private outdoor area offers a peaceful retreat, perfect for relaxing or entertaining during the warmer months – a rare and desirable find in central Haworth!

While the property would benefit from some modernisation, it offers fantastic potential to create a wonderful family home or investment property in a location that blends village charm with convenience. Enjoy the vibrant community, independent shops, cafes, and picturesque countryside walks that make Haworth such a special place to live.

Gas central heating and uPVC double glazing complete this appealing package.

Don't miss this opportunity, contact us today!

## LOWER GROUND FLOOR

### Cellar

A small storage cellar.

## GROUND FLOOR

### Living Room

14'9" x 11'9" (4.27m x 3.58m)

With a wooden double glazed entrance door and a uPVC double glazed window to the front elevation, a central heating radiator and a stone fire place with electric fire and exposed feature beams to the ceiling. Useful under-stairs storage which leads down to the cellar.

### Dining Room

11'9" x 9'0" (3.58m x 2.74m)

With a central heating radiator.

### Kitchen

12'5" x 11'1" (3.78m x 3.38m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs, tiled flooring, one and a half bowl resin sink, plumbing for a washing machine and dishwasher and a central heating radiator and tiled walls and the combi-boiler is concealed in a wall unit. Also having a free-standing range-style gas cooker and a uPVC double glazed window to the rear elevation and a wooden single glazed entrance door leading out to the rear garden.

## FIRST FLOOR

## Bedroom One

9'9" x 9'4" (2.97m x 2.84m)

With a uPVC double glazed window to the front elevation, a central heating radiator and built-in wardrobes.

## Bedroom Two

11'2" x 8'4" (3.40m x 2.54m)

With a uPVC double glazed window to the rear elevation and a central heating radiator and storage cupboard and built-in wardrobes.

## Bathroom

9'00" x 4'7" (2.74m x 1.40m)

With a white three-piece suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and built-in W/C with storage cupboards. Part panelled and part tiled walls and a central heating radiator and extractor fan.

## SECOND FLOOR

### Half Landing

With a central heating radiator.

### Bedroom Three

13'4" x 10'4" (4.06m x 3.15m)

With exposed feature beams adding to the character of the property and two Velux roof windows and useful under-eaves storage.



## EXTERIOR

With a long driveway providing off-road parking for at least two vehicles (a rarity in Haworth for this type of property), leading to a single detached garage with two well-kept lawned gardens either side of the garage, making an ideal outdoor entertaining space or somewhere to relax in the summer months. There is also a garden shed and a summer house that was used as an art studio that has multiple uses.

## OTHER INFORMATION

Council Tax Band: A

Tenure: Freehold

Parking: Detached garage and driveway

Access: No 13 & No 15 have pedestrian access to walk over the driveway to access their back gardens.

Broadband: According to the Ofcom website there is standard, superfast and ultrafast broadband available in this area.

Mobile coverage: According to the Ofcom website there is 'likely' availability by four of the UK's leading providers.



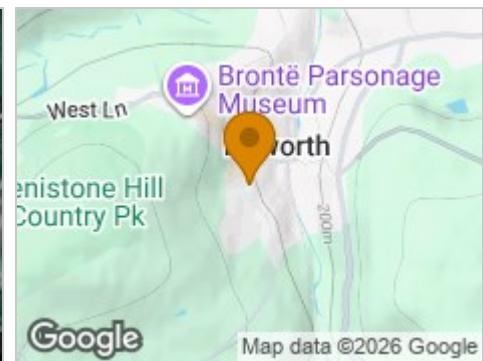
## Road Map



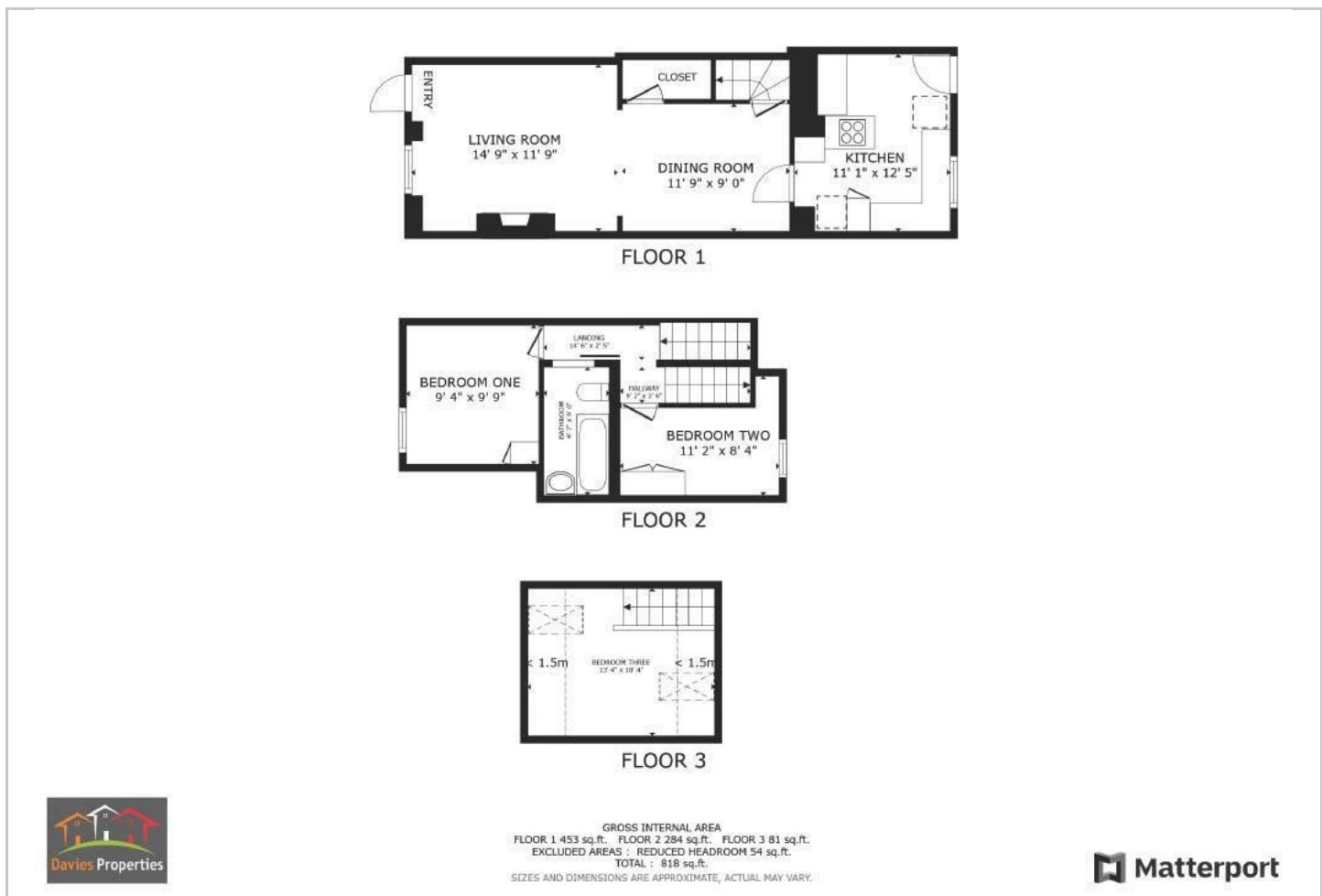
## Hybrid Map



## Terrain Map



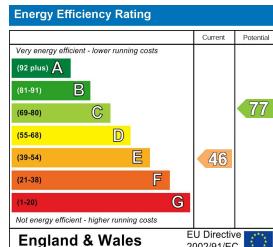
## Floor Plan



## 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.

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