



Main Street, Haworth Keighley BD22 8DA

welcome to

Main Street, Haworth Keighley

Immaculately presented five-bedroom character property situated on the iconic cobbled Main Street in the heart of Haworth. This exceptional home offers a rare opportunity to own a substantial period property that beautifully combines historic charm with modern comforts.



Having served as both a much-loved family home and a successful business for many years, the property offers remarkable versatility and would suit a wide range of buyers, from growing families to those seeking a lifestyle change or a business venture in one of West Yorkshire's most sought-after tourist destinations.

Ground floor houses two spacious reception rooms, each boasting original fireplaces with attractive surrounds, high ceilings, original coving, and tasteful neutral decor. These elegant and versatile living spaces can be adapted to suit a variety of family needs and provide a wonderful sense of period character throughout. Stairs lead to both the basement and the upper floors.

The basement level houses a generous dining kitchen fitted with a range of wall and base units, ample worktop space, and a Neff double oven featuring Slide & Hide doors and a steam function. There is space and plumbing for both a washing machine and dishwasher, together with a useful pantry providing excellent additional storage. Also located on this level is one of the five bedrooms, complete with its own en-suite shower room. A stable door from the kitchen opens directly onto the rear courtyard garden.

The first floor offers two further spacious double bedrooms, both benefiting from en-suite facilities, along with a separate WC.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Second Floor

Externally

Statement



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Main Street, Haworth Keighley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Immaculately Presented Five Bedroom Period Property
- Prime Location on Harworth's Iconic Cobbled Main Street

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KEI105091 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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