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## Lawcliffe Crescent, Haworth, BD22

£215,000 Freehold

Three Bedroom Semi-Detached

**Martin & Co Keighley**  
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Lawcliffe Crescent  
Haworth  
BD22

**Key features:**

- Three Bedroom Semi Detached
- NO CHAIN
- Large Garden To The Rear
- Driveway & Garage
- In Need of Major Renovation
- Popular Residential Location
- Perfect Family Home
- Gas Central Heating



**Why you'll like it**

Extremely Rare Opportunity to purchase this Three Bedroom Semi-Detached family home situated on the edge of the popular village of Haworth. Benefitting from; An exceptionally large rear garden, ample off street parking and two reception rooms. Viewing is essential

**\*\*This property is in need of modernisation throughout\*\***

The property is pleasantly situated in a small crescent of similar homes on the fringe of this popular village steeped in history with wonderful walks which has a range of local amenities including Primary schools, shops, public houses and health centre yet is approximately three miles distance from Keighley town centre which has a wide range of everyday shopping facilities.

**HALL**

**LOUNGE 13' 1" x 14' 9"** (4m x 4.5m) Large lounge with bay window to the front providing ample natural light and sliding doors to the dining room

**DINING ROOM 10' 9" x 10' 5"** (3.3m x 3.2m) Excellent sized second reception room with fireplace and window to the rear

**KITCHEN 7' 2" x 10' 5"** (2.2m x 3.2m) Fitted kitchen with storage cupboard and side door access to the drive

**LANDING**

**BEDROOM ONE 11' 5" x 12' 1"** (3.5m x 3.7m) Large double bedroom with carpet flooring and window to the front

**BEDROOM TWO 11' 5" x 10' 9"** (3.5m x 3.3m) Large double bedroom with fitted wardrobes and storage and window to the rear

**BEDROOM THREE 6' 6" x 7' 2"** (2m x 2.2m) Single bedroom with fitted storage and bed frame. Window to the front

**BATHROOM 6' 6" x 6' 6"** (2m x 2m) Family bathroom comprising; WC, hand wash and bath. Storage cupboard and tiled walls

**GARAGE** Detached single garage

**TO THE OUTSIDE** To the front is a grassed garden with shrub and wall border, large driveway to the side giving access to the garage To the rear is an incredibly long garden comprising of patio area, greenhouse and lawn

