



HOME

MARKETING & MANAGEMENT

HILLCREST, HILL TOP ROAD, HAINWORTH BD21 5QN

OFFERS OVER £475,000

- Detached House
- 6 Double Bedrooms (1 En-Suite)
- Impressive Views
- Large Tiered Gardens
- Long Driveway
- 2 Reception Rooms
- Modern Integral Kitchen
- Versatile Accommodation
- Upvc Double Glazing
- Gas C/Heating Combo Boiler



HILLCREST, HILL TOP ROAD, HAINWORTH BD21 5QN

OFFERS OVER £475,000

GENERAL DESCRIPTION

Enjoying impressive long distance view across the Worth Valley and beyond this six double bedroom detached family home situated on a unadopted residential road in the sought after village of Hainworth offers spacious and versatile accommodation. The property will be of particular interest to families seeking a well located and well presented home which benefits from: Large lawn and patio tiered gardens to front and rear; open plan living kitchen area opening onto a decked patio with impressive views; modern fitted kitchen including integral fridge, freezer, dishwasher and wine fridge; useful utility room with access to the back garden; master bedroom with long distance views and en-suite shower/dressing room; Upvc double glazing; gas central heating with combination condensing combo boiler; long driveway with parking for multiple vehicles; garage; neutral decor throughout; separate TV/Lounge; white three piece house bathroom suite. Offers good access to local amenities in Haworth, Cross Roads and Keighley and an early inspection is recommended to appreciate the size and location of this unique family home.

TENURE
Freehold

ROOM MEASUREMENTS

- LIVING KITCHEN** 38' 8" x 12' 9" (11.79m x 3.89m) max
- UTILITY ROOM** 10' 1" x 5' 4" (3.07m x 1.63m)
- LOUNGE** 18' 4" x 12' 1" (5.59m x 3.68m) max
- INNER HALL** 27' 4" x 7' 2" (8.33m x 2.18m)
- DOUBLE BEDROOM 5** 10' 5" x 9' 8" (3.18m x 2.95m) max
- DOUBLE BEDROOM 6 /STUDY** 10' 2" x 9' 1" (3.1m x 2.77m) max into robes
- BATHROOM** 9' 6" x 6' 6" (2.9m x 1.98m)
- STAIRS & LANDING** 16' 8" x 14' 4" (5.08m x 4.37m) max
- DOUBLE BEDROOM 1** 15' 6" x 14' 2" (4.72m x 4.32m) max into robes
- EN-SUITE SHOWER/DRESSING** 14' 2" x 9' 6" (4.32m x 2.9m) max
- DOUBLE BEDROOM 2** 12' 6" x 11' 0" (3.81m x 3.35m) max
- DOUBLE BEDROOM 3** 12' 3" x 11' 0" (3.73m x 3.35m) max
- DOUBLE BEDROOM 4** 13' 3" x 10' 8" (4.04m x 3.25m)

OPENING HOURS

Pudsey Office
Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.