

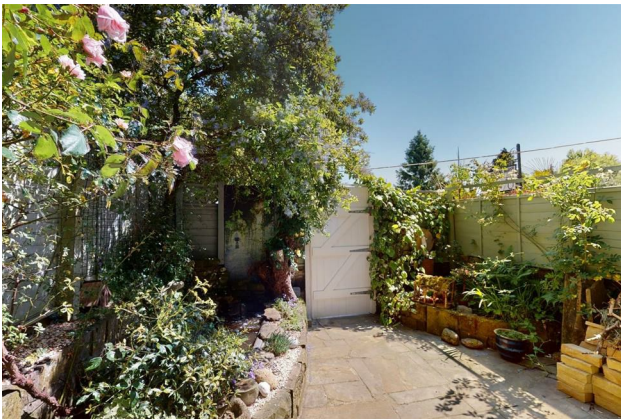
HUNTERS®

HERE TO GET *you* THERE

10 Main Street, Haworth

Price £465,000

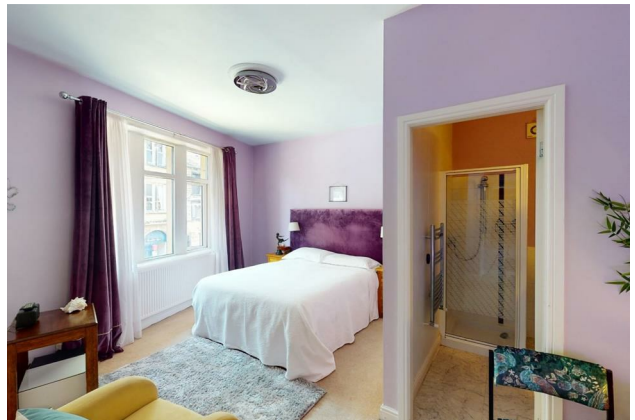
Property Images



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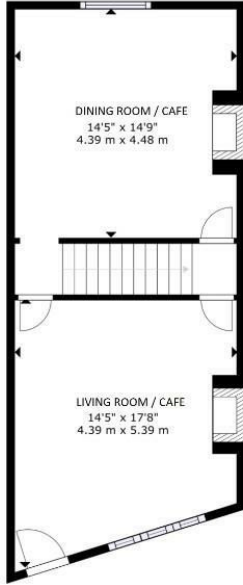
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Property Images

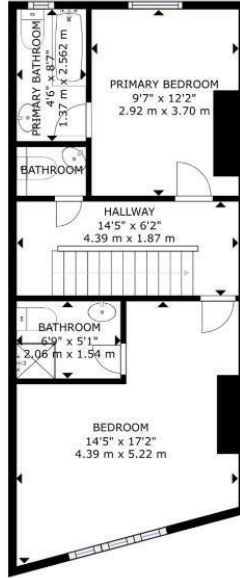




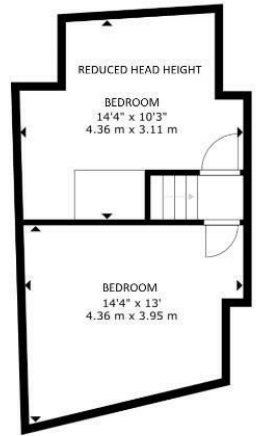
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

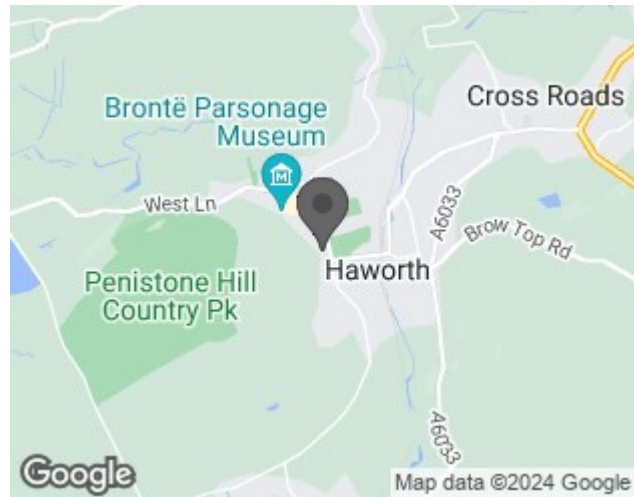
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	79

England & Wales

EU Directive 2002/91/EC



A superbly presented, spacious, and maintained Victorian Townhouse in a prominent position on Haworth's cobbled Main Street.

Offering a fantastic opportunity to acquire this substantial residential and / or commercial property, formerly a successful and highly regarded Cafe (take a look at Trip Advisor), and currently The Body Conscious Centre.

The property has also been a Bed & Breakfast in the past, with such famous guests as Jenny Agutter having stayed several times.

The village of Haworth is famous for the connections with the Bronte Sisters, which helps to generate visitors from all over the country and beyond. The location and the quality of the property for sale will most certainly provide a lucrative business opportunity or the perfect place to call home.

To the ground floor there are two well-presented and good sized reception rooms which were previously used as the cafe / dining areas. These rooms would offer two large reception rooms such as a living room and separate dining room. With pleasant outlooks and finished to very high standards including period fireplaces, and exquisite ornamental cornice and ceiling rose's.

To the lower ground floor, a modern, bright, and spacious fitted kitchen offering ample oak food preparation surfaces, plenty of storage and fitted shelving, and a pleasant outlook onto the rear 'Yarden'. In addition, there is a walk-in pantry cupboard. Cooking facilities are state of the art with 2 NEFF steam ovens with slide 'n' hide doors, a 5 ring GAS hob and having space for a washing machine and a dishwasher. A stable door opens into the 'Yarden'.

Off the inner hall / staircase, there is a double bedroom with high level window, and an en suite shower room.

To the first floor, there are 2 good sized double en suite bedrooms with pleasant outlooks over the village, and a separate WC (for previous cafe use).

Two further double bedrooms (with some reduced head height), and Velux style windows are situated on the second floor.

The Yarden (yard garden) offers a private and attractive stone flagged outside space away from the hustle and bustle of Main Street, and with an abundance of shrubs and planting, and with a timber gate onto Rawdon Road.

All mains services are connected.

NOTES ON EPC

Please note that the EPC does not reflect the new insulation that was installed when the top floor ceilings were re-boarded and plastered. We would expect the the property to be in band D if this had been included as per the full EPC report.

On-Line-Bullet-Points

- Beautifully presented Victorian Town House • Currently offering 5 double bedrooms • 2 reception rooms / trading rooms • Modern, bright kitchen with 2 Neff steam ovens • Delightful rear Yarden • Very well maintained • Options as a private residence, Cafe, B & B • Fantastic location on the cobbled Main Street • All mains services connected • Potentially no forward chain