

# HUNTERS<sup>®</sup>

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## Nile Street

Cross Roads, Haworth, BD22 9ED

£775 Per Calendar Month



A modern town house situated within this popular village. The property briefly comprises: entrance porch, living room, modern fitted kitchen, cloakroom, two double bedrooms and modern bathroom with shower over bath. The property benefits from a paved rear garden and gas central heating. Situated within close proximity to local amenities and picturesque Haworth village and moors. EPC Rating C. Council Tax Band A



**ENTRANCE HALL 3'5" x 4'11" (1.04 x 1.49)**  
 With tile effect lino flooring, cream painted walls, single radiator, heating thermostat, fusebox and light point.

**LIVING ROOM 12'6" x 13'7" (3.82 x 4.15)**  
 With brown carpet, cream painted walls, wallpapered feature wall, double radiator, smoke alarm and light point.

**KITCHEN 7'11" x 9'10" (2.42 x 3)**  
 With tile effect lino flooring, part cream painted, part white tiled walls, wood effect units, black marble effect worktops, electric hob, electric oven, stainless steel sink with mixer tap, single radiator, extractor fan and light point.

**CLOAKROOM 3'5" x 4'5" (1.04 x 1.34)**  
 With black tile effect lino flooring, cream painted walls, two piece suite, extractor fan and light point.

**MASTER BEDROOM 10'10" x 13'7" (3.29 x 4.14)**  
 With brown carpet, cream painted walls, wallpapered feature wall, built in cupboard, single radiator and light point.

**SECOND BEDROOM 6'8" x 9'8" (2.03 x 2.95)**  
 With brown carpet, cream painted walls, wallpapered feature wall, single radiator and light point.

**BATHROOM 5'3" x 6'6" (1.59 x 1.98)**  
 With mosaic design lino flooring, part white tiled walls, part cream painted walls, three piece bathroom suite in white, chrome mixer shower, shower screen, single radiator, extractor fan and light point.

**GARDEN**  
 Newly paved garden

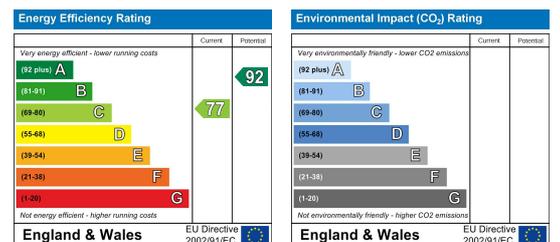
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.