



**Newsholme New Road, Keighley**

**Asking Price £535,000**





# Newsholme New Road, Keighley

## DESCRIPTION

Appealing to the most discerning purchasers is a three bedroom barn conversion, standing in formal gardens in a complex of only three properties within the hamlet of Newsholme, it boasts a separate stone built double garage, electric gated access, good size garden shed and impressive views across the Worth valley.

Originally converted by Spellman Builders from a large farmhouse with adjoining mistal and barn, the barn is the end of just three properties in this small complex on the edge of the hamlet of Newsholme.

With accommodation over two floors the beautiful home comprises; entrance hall, downstairs w/c, lounge, breakfast kitchen, dining room, a further sitting room and utility to the ground floor. To the first floor are three bedrooms, with bedroom one enjoying ensuite shower facilities and house bathroom.

Enjoying a rural position on the outskirts of the centre of the hamlet of Newsholme, yet very much part of the village community with outstanding views across the Worth Valley. The nearby village of Oakworth provides everyday facilities and includes a popular first school. Keighley town centre is approximately 3 miles distant, which has larger shopping facilities and links by both road and rail to the major towns and cities of West Yorkshire and Leeds Bradford International Airport.

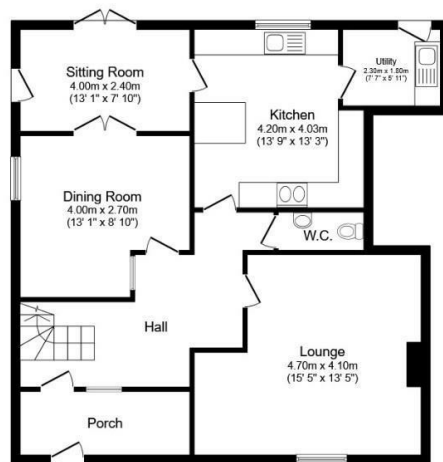
- Three Bedrooms
- Beautiful Barn Conversion
- Idyllic Setting
- Viewing Essential
- Enjoying Beautiful Views
- Gated Complex
- Stone Built Garage
- Formal Gardens and Land







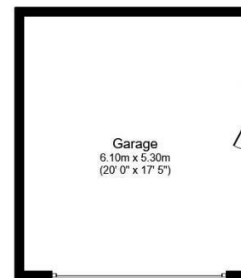




**Ground Floor**  
Floor area 90.8 sq.m. (977 sq.ft.)



**First Floor**  
Floor area 62.3 sq.m. (670 sq.ft.)



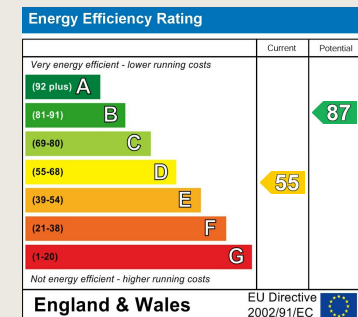
**Garage**  
Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 184.6 sq.m. (1,986 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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