

# HUNTERS<sup>®</sup>

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## 2 Charlotte Court

Haworth, Keighley, BD22 8RU

Asking Price £290,000



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## Living Room

16'5" x 13'2" (5.01 x 4.01)

## Dining Kitchen

9'9" x 13'2" (2.98 x 4.02)

## Bedroom 1

11'5" x 11'7" (3.49 x 3.52)

## Bedroom 2

11'10" x 9'7" (3.61 x 2.91)

## Bedroom 3

11'0" x 9'6" (3.35 x 2.9)

## Bathroom

8'10" x 8'1" (2.69 x 2.47)

## Double Garage

19'7" x 18'4" (5.98 x 5.59)

## HUNTERS BRADFORD PRESENTS - CHARLOTTE COURT - HAWORTH

A spacious well presented - three bedroom detached bungalow

Set on cul-de-sac - dining kitchen - good size reception room - bedroom 1 & 2 with fitted wardrobes - hallway storage - driveway and double garage parking - gardens to the front and rear - possible conversion of the garage for further living accommodation or conversion to A self contained studio - EPC rating grade E

### INTERNAL

Enter the property into the main hallway, the hallway has access to all rooms and additional floor to ceiling storage cupboards. The lounge is a good size room overlooking the rear garden, it has a fireplace with gas fire. The dining kitchen has a good range of both wall and base units with double oven, five ring gas hob, tiled splashbacks, spotlights and space for a dining table. The kitchen has an external door giving access to the side of the property and driveway.

Bedroom 1 is a double room overlooking the front of the property and has fitted wardrobes to the rear wall. Bedroom 2 is a double room with fitted wardrobes overlooking the front of the property. Bedroom 3 is a single room, currently used as a gym area. The bathroom is a fourpiece with shower cubicle, bath, basin and WC. The bathroom is tiled floor to ceiling with spotlights.

### EXTERNAL

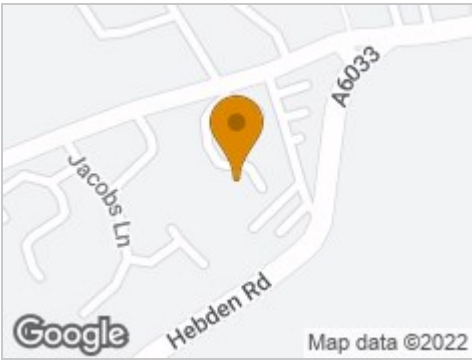
This wonderful property has garden areas to both the front and rear. To the front is a lawn garden with a second driveway. To the rear is an enclosed garden with a lawn, bedding plant areas and a raised balcony style seating area.

### PARKING

This home has plenty of parking with a driveway area to the rear for several cars and a double garage. The garage has an electric door, window and could be converted for those looking for additional living space or to convert into a separate living area for a family member (subject to planning). There is also plumbing here for a washing machine.



Road Map



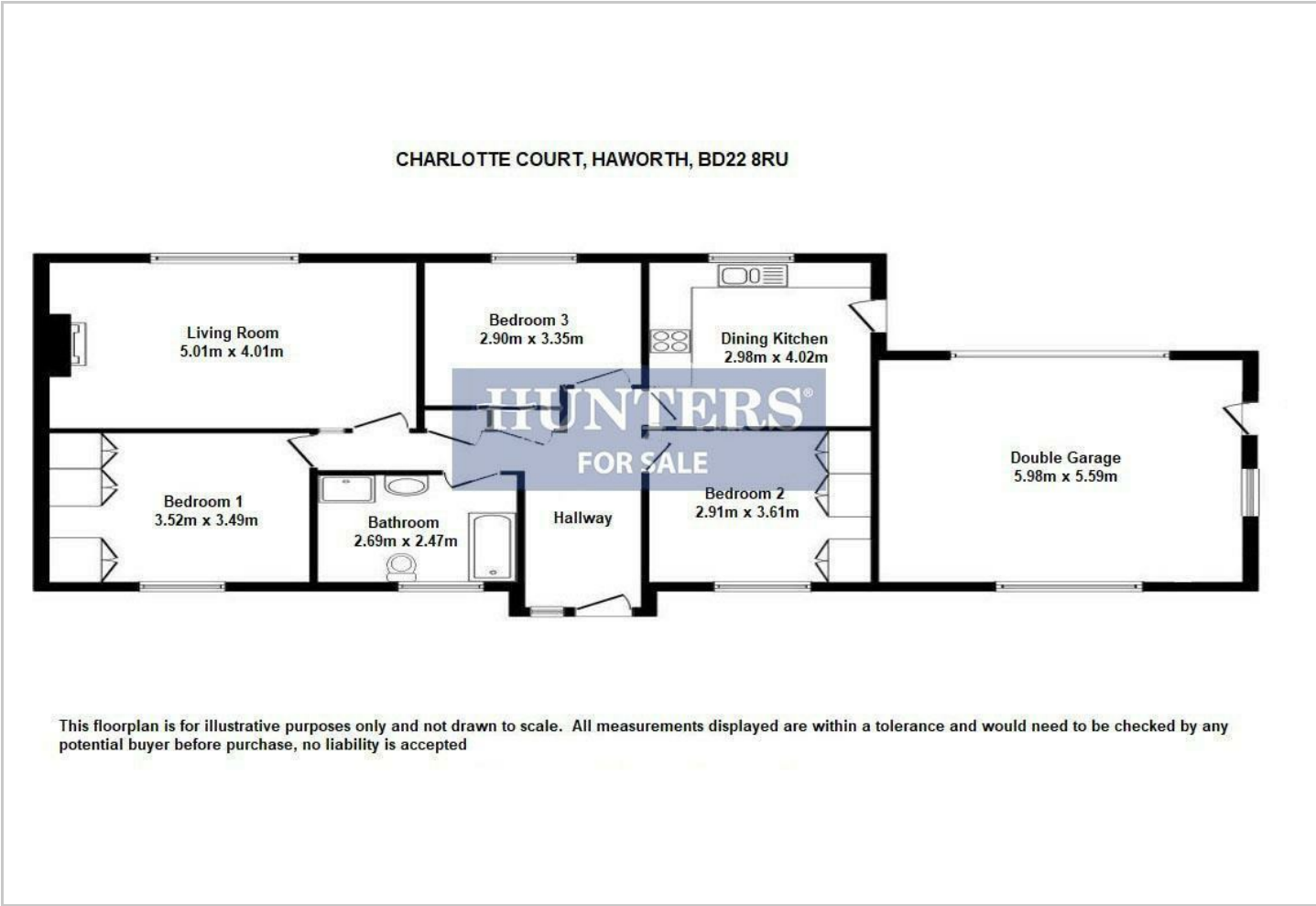
Hybrid Map



Terrain Map



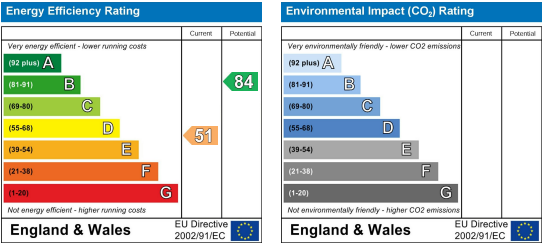
Floor Plan



Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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.