



16 Station Road, Cullingworth, BD13 5HN

A gorgeous stone-built Grade Two listed character property which boasts beautifully appointed, spacious living accommodation, a highly desirable village setting, and lovely low maintenance gardens.

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2JA

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16 Station Road, Cullingworth, BD13 5HN

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £250,000

Key Features

- Stunning period home
- Grade 2 listed
- Offering three generous bedrooms
- Contemporary interior styling
- Attractive low maintenance gardens
- External garden store
- Desirable village location
- No-onward chain

General Remarks

A stunning period home which has been tastefully modernised to create a wonderful spacious home offering contemporary interior styling and characterful features. This beautiful property is offered for sale with no-onward chain. It also benefits from lovely gardens and a quirky stone-built garden store. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly recommended.

The spacious living accommodation briefly comprises, entrance vestibule, generous lounge with attractive feature fireplace. A gorgeous modern dining kitchen, boasting contemporary units, integral appliances and a useful under stairs cupboard. Leading off the kitchen is a separate utility room which is also the home of the property's boiler.



Stairs to the first lead to three good-sized double bedrooms as well as a stylish house bathroom with contemporary fittings.

Externally the property enjoys delightful low maintenance gardens to both the front and rear which make for wonderful relaxation and entertaining spaces. Also to the rear is a useful stone garden store.

The property is delightfully situated within the popular village of Cullingworth. Cullingworth Village offers a range of shops and amenities, recreational areas, well-respected primary and secondary schools. The location is also considered to be within daily commuting







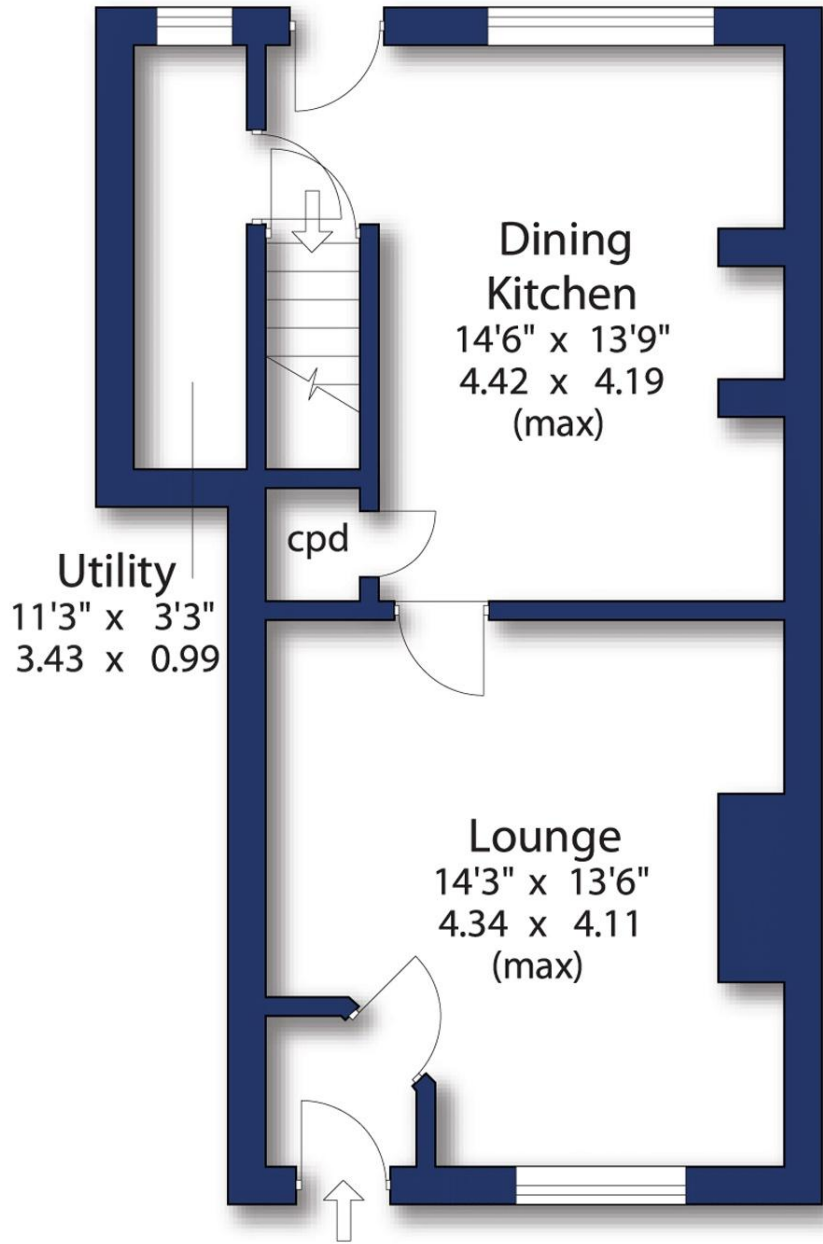




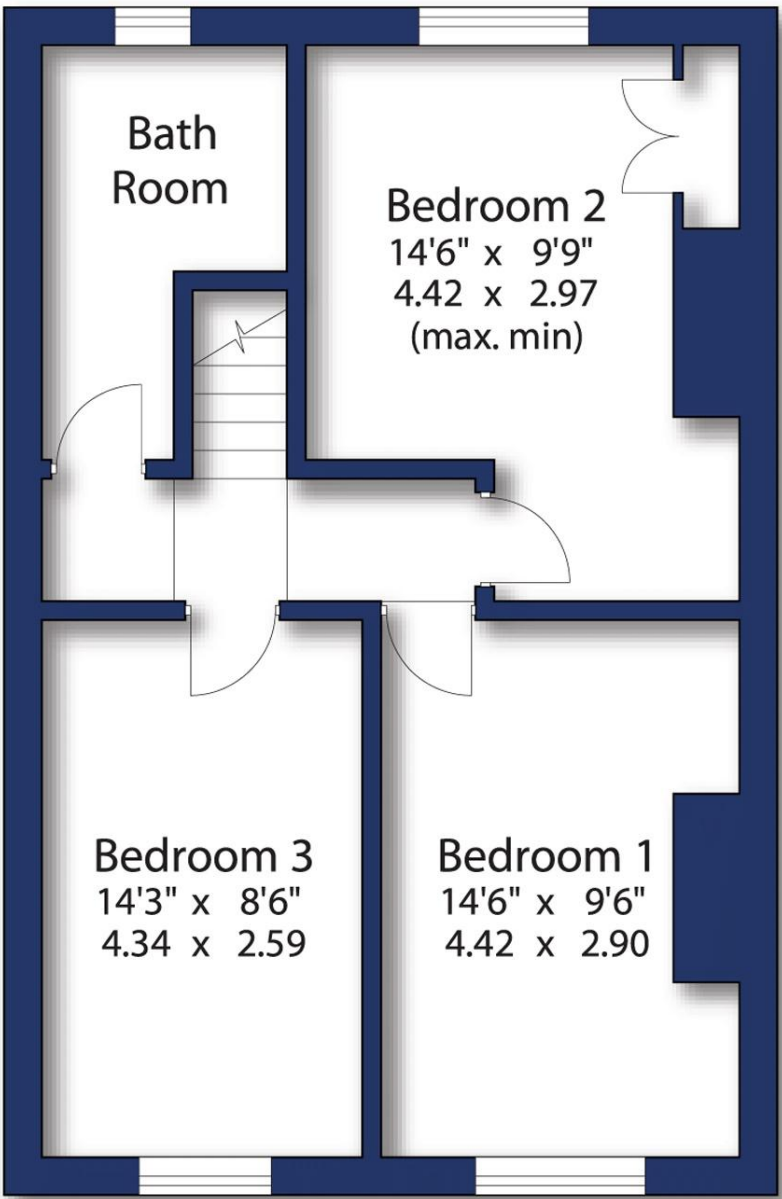




Floorplans



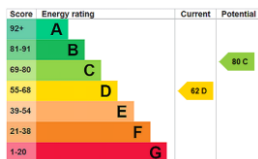
Ground Floor



First Floor



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Directions

Approaching Cullingworth from the Harden direction continue along Halifax Road turning right opposite the war memorial onto Church Street which runs into Station Road. Continue along station Road and the property will be seen on the left hand side easily identified by our for sale board.

What3Words vowing.tasteful.nerve

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- On-Street Parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://check-for-flooding.in.gov.uk/)

Agent's Notes

We have been informed by the seller of the following information.

1. The property is Grade 2 listed
2. The property sits within a conservation area.
3. There is a right of access to both the side and rear for the immediate neighbouring properties.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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