



3 Fairfax Road, Cullingworth, Bradford, BD13 5JQ

A beautifully presented and extended three-bedroom middle townhouse offering attractive family living accommodation enjoying gardens and superb views delightfully situated within a popular village location.

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3 Fairfax Road, Cullingworth, BD13 5JQ

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £249,950

Accommodation

- Middle townhouse
- Extended at ground floor level
- Beautifully presented
- Three bedrooms
- Quality Kitchen and shower room
- Lovely views
- Attractive gardens with parking
- Popular village location

General Remarks

A superb opportunity to purchase a beautifully presented and spacious three-bedroom middle townhouse offering good quality family living accommodation which is planned over two floors. The property is extended at ground floor level and offers well-proportioned family living accommodation and is tastefully presented throughout. The property has high specification to the kitchen and shower room facilities together with gas heating, and uPVC double glazing.

Indeed, an internal inspection is fully recommended to appreciate this most attractive home.

The accommodation briefly comprises reception hall, spacious lounge with lovely outlook and wood burning stove, open plan family dining kitchen with range of quality fitted base and wall units with integrated appliances open to family dining area. To the first floor three bedrooms, quality shower room and boarded loft are having huge potential to create further accommodation if required subject to building regulations.



Outside the property is complimented by an attractive plot with superb views, lovely gardens to front with parking. At the rear attractive paved patio, flower beds, trees, shrubs and lovely aspect.

The property is delightfully located on the edge of Cullingworth Village in a small hamlet of similar homes. The area is regarded as one of Bingley's most sought after residential locations surrounded by scenic countryside, nearby Bronte Country, local shops and amenities, recreational areas, traditional public houses and well-respected primary and secondary schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bingley, Bradford, Halifax and Leeds together with good access to the M62 motorway network.







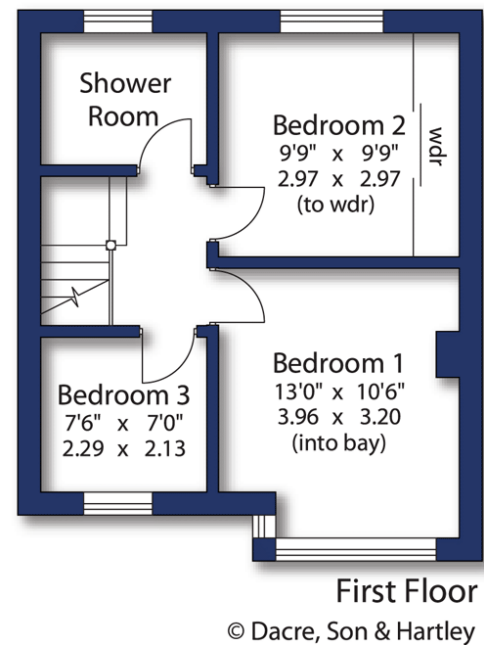
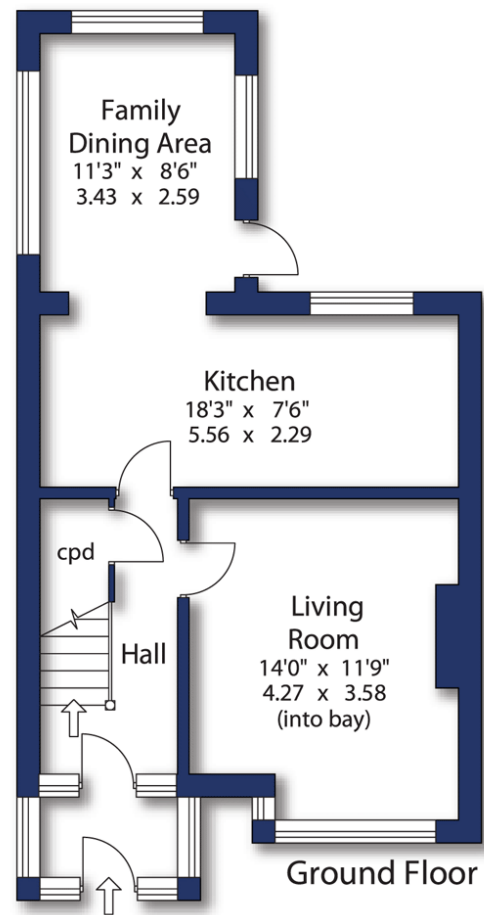






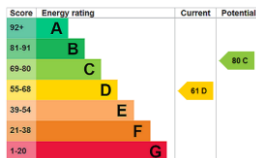


Floorplans





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Contact us

01274 560421

bingley@dacres.co.uk

Directions

Approaching Cullingworth from the Harden, Bingley direction fairfax road will be seen on the right-hand side, proceed into the hamlet and the property will be seen on the left-hand side easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band B

Tenure, Services & Parking

- Freehold, main services, 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://checkforflooding.gov.uk/)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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 £26.10 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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