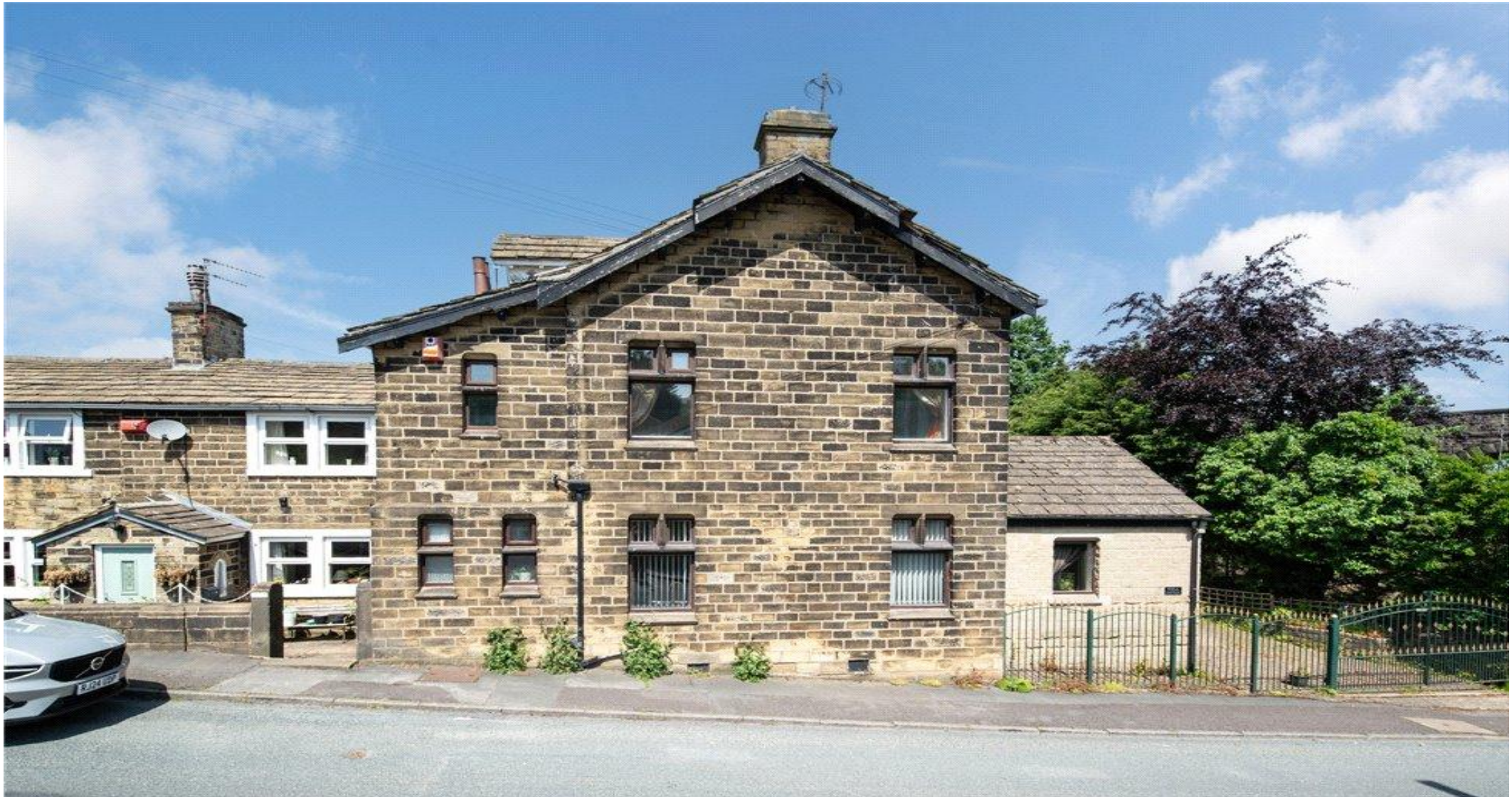
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OVER 200 YEARS OF YORKSHIRE PROPERTY



# Well Cottage, Haworth Road, Cullingworth, BD13 5DU

A stunning period property which boasts an enviable Cullingworth village setting, wonderfully spacious living accommodation, stylish fittings & decor and private parking. Being offered for sale with no-onward chain and making a superb purchase for a variety of buyers, an early viewing is strongly recommended.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
dacres.co.uk

# Well Cottage, Haworth Road, Cullingworth, BD13 5DU

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

**Guide Price: £250,000**



## Key Features

- Period end-terrace
- Private driveway parking & garage
- Delightful patio garden
- Boasting two generous reception rooms
- Offering two good-sized double bedrooms
- Stylish fittings & decor
- Desirable village setting
- No-onward chain

## General Remarks

A gorgeous character end-terrace which boasts deceptively spacious, flexible living accommodation, a wonderful contrast of modern interior styling and period features, along with private parking with garage and a delightful low maintenance patio garden.

The spacious living accommodation briefly comprises, internal hallway with cloakroom w/c, modern fitted kitchen featuring stylish wall and base units, complementary work surfaces, and a range of good-quality integral appliances. There is a gorgeous reception garden room and a fantastic spacious formal lounge with feature fireplace.

Leading to the first floor, a grand stairwell opens onto a spacious landing area, where an attractive modern house bathroom is located, featuring separate shower cubicle and bath.

There are two superb double bedrooms which both feature delightful, fitted wardrobes.

Externally this beautiful property offers private gated off-street parking and a single garage as well as a delightful low maintenance patio garden which makes for a wonderful relaxation and entertaining space.

The property is delightfully situated on the edge of 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 distance of many West and North Yorkshire business centres which













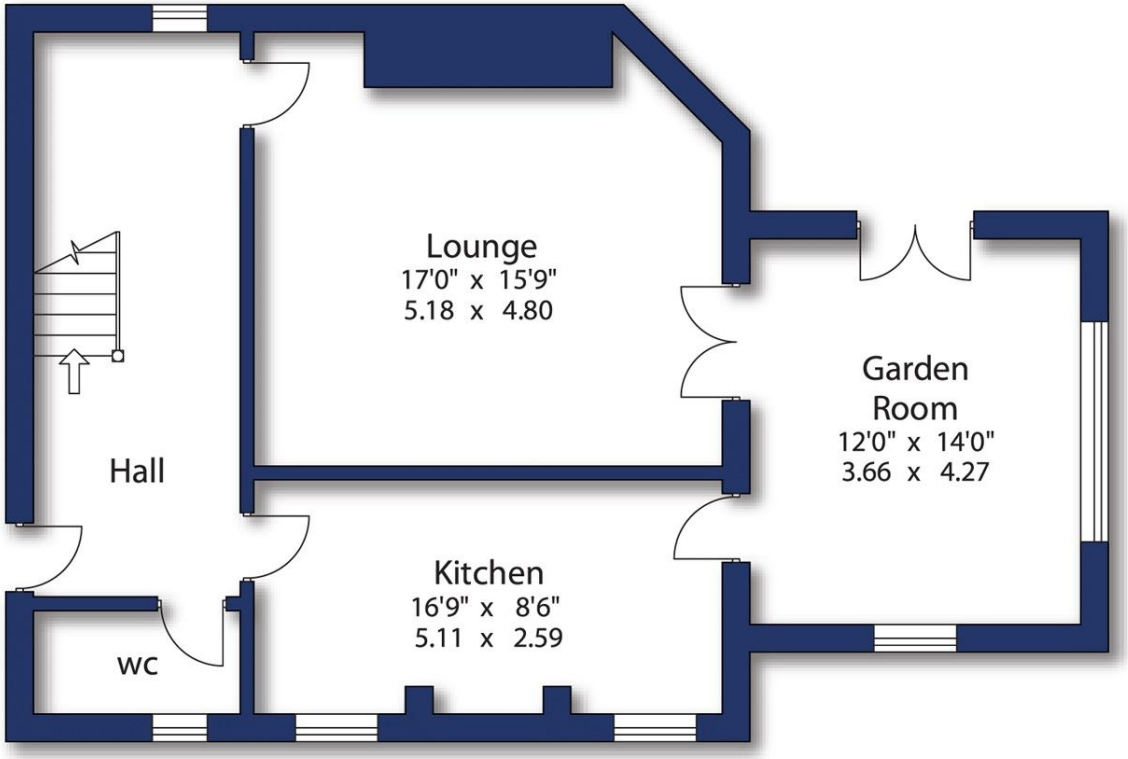




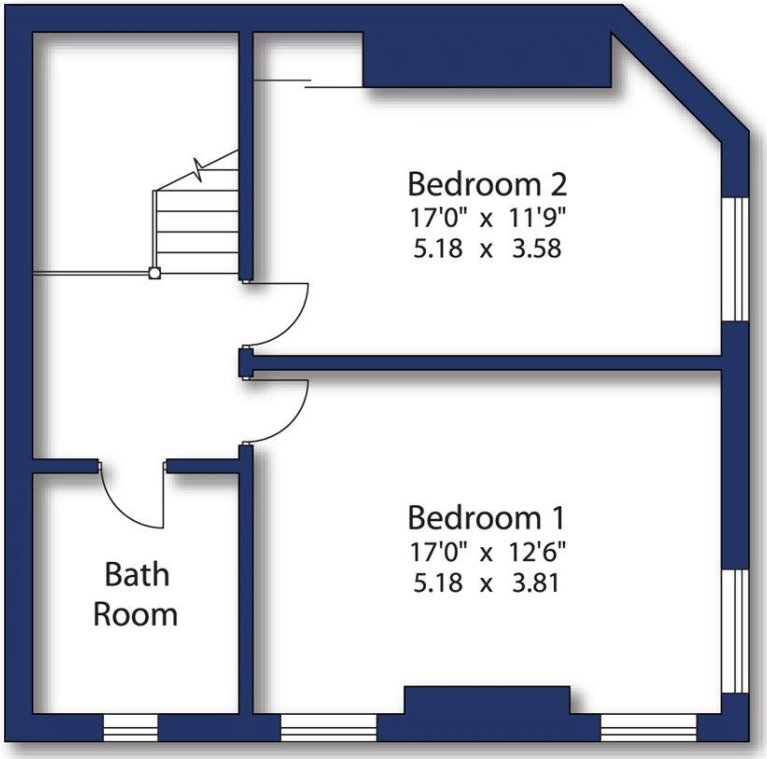




## Floorplans




Ground Floor

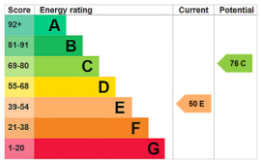



First Floor

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bingley@dacres.co.uk

## Directions

Approaching Cullingworth from the Harden and Bingley direction continue along Halifax Road and upon reaching the mini roundabout turn right onto Haworth Road. Continue up Haworth Road where the property will be seen on the right hand, identified by our For Sale sign.

What3Words hasten.downcast.clef

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & Garage

## 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

## 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 £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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