



36 The Brow, Cullingworth, BD13 5FA

A stunning modern detached family home which boasts exquisite interior styling, spacious living accommodation and a fantastic rear garden. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly encouraged to avoid any disappointment.

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36 The Brow, Cullingworth, BD13 5FA

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

Guide Price: £390,000

Key Features

- Stunning detached family home
- Boasting an enviable Village setting
- Offering four good-sized bedrooms
- Contemporary fixtures & fittings
- Beautiful modern interior styling
- Delightful private garden
- Driveway parking & integral garage
- Fantastic views

General Remarks

A beautifully appointed detached family home which boasts stunning, spacious living accommodation with stylish fittings and decor. This much-loved property offers four good sized bedrooms, a beautiful open plan dining kitchen, and an integral garage. Making a wonderful purchase for a wide variety of buyers, an early viewing is strongly recommended.

The spacious living accommodation briefly comprises of, entrance hallway with useful under stairs storage and integral garage access. There is a lovely family lounge with feature media wall, stunning open plan dining kitchen with garden access, utility room and cloakroom w/c.

To the first floor there is a superb en-suite master bedroom with stylish fitted wardrobes. There are three additional good-sized double bedrooms as well as a contemporary house bathroom with both bath and separate shower facility.



Externally the property enjoys private driveway parking to the front which leads to a single garage. There are lovely shrubs and borders and a pleasant lawn garden. To the rear a beautiful, landscaped garden can be found which features a mixture of attractive lawn and patio, colourful shrubs and borders and enjoyable views.

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 include Keighley, Bingley, Bradford, Halifax and Leeds.







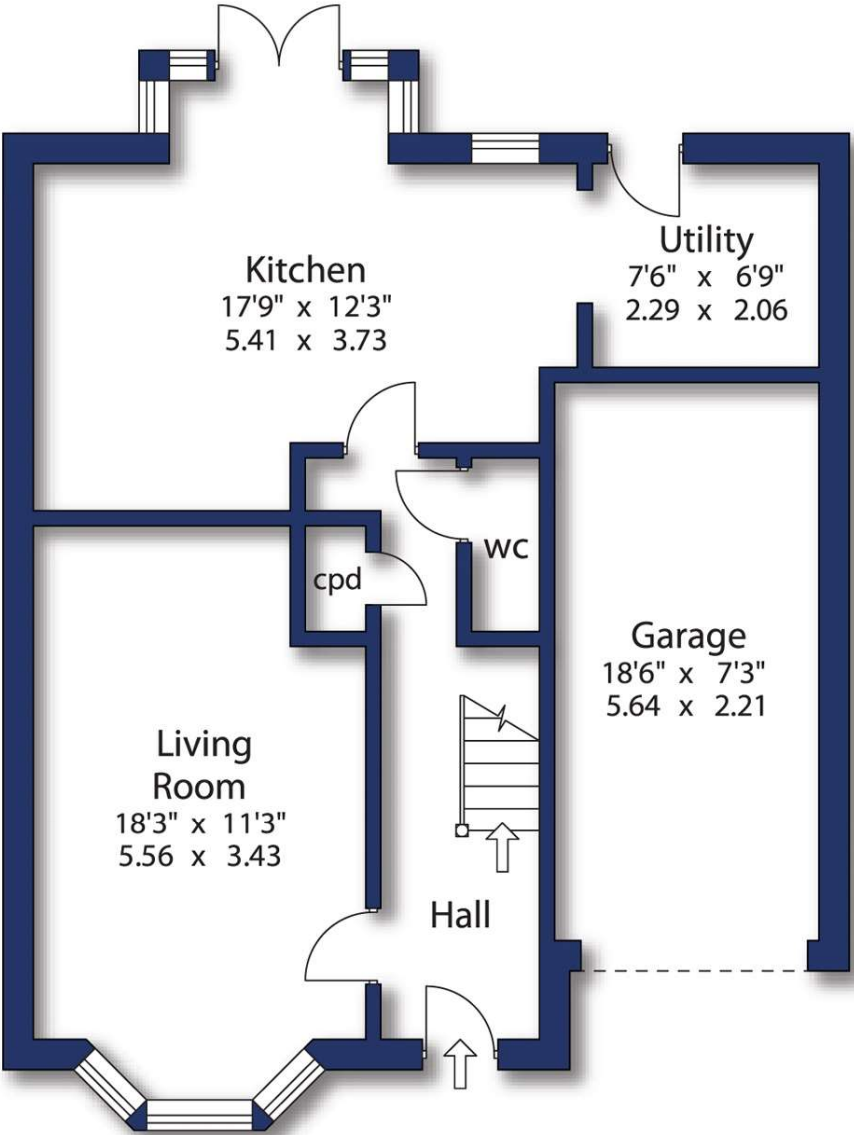




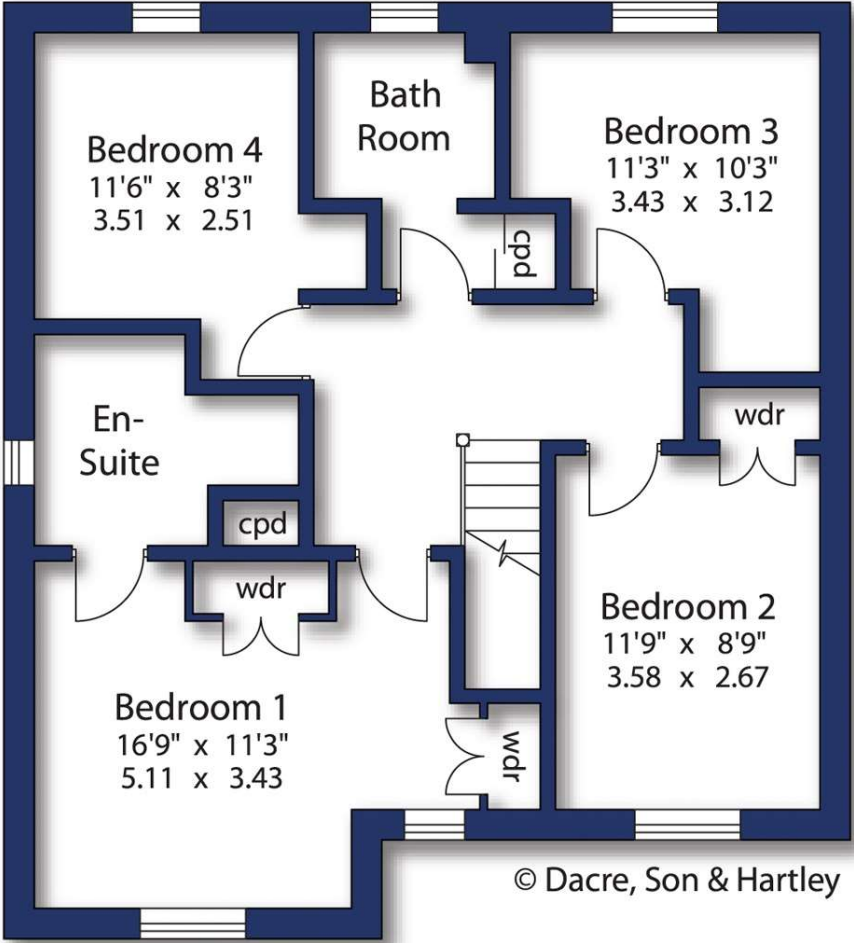




Floorplans



Ground Floor



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First Floor



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Directions

Approaching Cullingworth from the Harden direction travel along Halifax Road and upon reaching the mini roundabout continue straight ahead passing Manywells turning left into the new David Wilson Homes development. Continue towards The Brow where the property will be easily identified by our for-sale board.

What3Words technical.avocado.divisions

Local Authority & Council Tax Band

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

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](https://gov.uk/check-for-flooding)

Agent's Notes

We have been informed of the following information.

There is a property site management charge payable twice yearly via Gateway Property Management to the approx. full amount of £220 p.a.

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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