DACRE, SON & HARTLEY
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20 Castle Stead Crescent, Cullingworth, BD13 5FB

A delightful four-bedroom detached family home which boasts a wonderful Cullingworth setting enjoying fabulous views, a superb family friendly rear garden, along with private parking and a garage. An early viewing of this much-loved property is strongly encouraged to avoid any disappointment.

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dacres.co.uk

20 Castle Stead Crescent, Cullingworth, BD13 5FB



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

Guide Price: £350,000

Key Features

- Superb detached family home
- Offering four bedrooms
- Stunning fittings & modern decor
- Both en-suite and house bathroom facilities
- Fantastic residential setting
- Enjoying wonderful far-reaching views
- Boasting generous gardens
- Driveway parking & a single garage

General Remarks

A stunning four-bedroom detached family home which boasts an enviable residential setting on the edge of the highly desirable village of Cullingworth. This wonderful home features beautiful modern interior styling and high-end fixtures & fittings along with a fantastic private rear garden. Making a wonderful purchase for a wide range of buyers an early viewing is strongly encouraged to avoid any disappointment.

The spacious living accommodation briefly comprises of, entrance hallway with cloakroom w/c, a good sized, stylish family lounge, a stunning living dining kitchen which features attractive wall and base units with complementary work surfaces and high specification integral appliances. The dining area also enjoys rear garden access. Leading off the kitchen is a useful utility room with side access to the driveway and garage.

To the first floor there is a wonderful en-suite master bedroom, beautiful house bathroom, and three further lovely bedrooms.

Externally the property enjoys a delightful low maintenance frontage. There is a private drive to the side which enjoys parking for multiple vehicles, along with a single garage with both power and lighting.

To the rear a gorgeous private garden can be found which consists of attractive lawn and a stunning patio seating area 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 include Keighley, Bingley, Bradford, Halifax and Leeds.













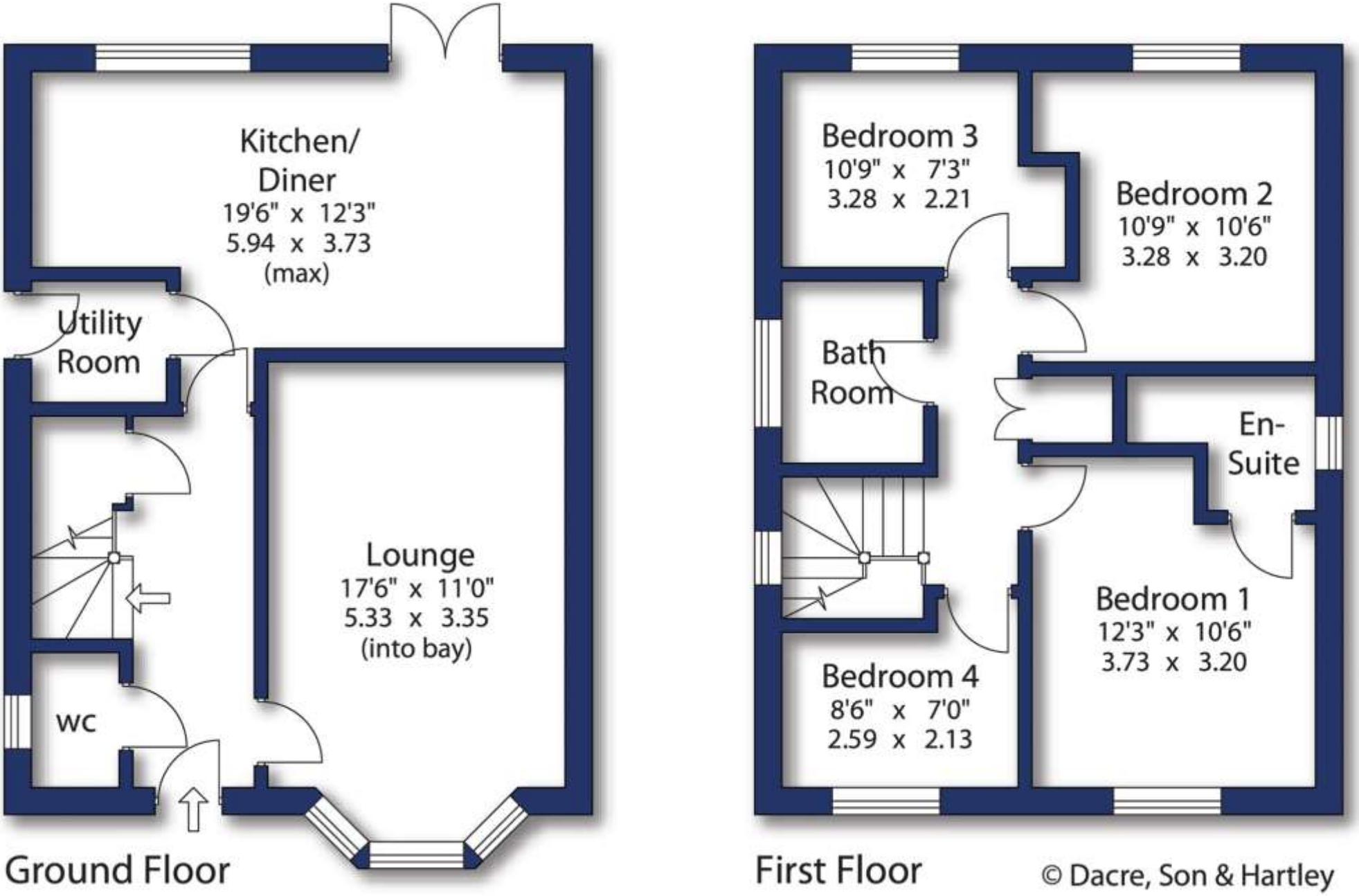








Floorplans


Kitchen/
Diner
19'6" x 12'3"
5.94 x 3.73
(max)
Utility
Room
Lounge
17'6" x 11'0"
5.33 x 3.35
(into bay)
wc
Ground Floor
Bedroom 3
10'9" x 7'3"
3.28 x 2.21
Bedroom 2
10'9" x 10'6"
3.28 x 3.20
Bath
Room
En-
Suite
Bedroom 1
12'3" x 10'6"
3.73 x 3.20
Bedroom 4
8'6" x 7'0"
2.59 x 2.13
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 and first left into Castle Stead Drive and first right onto Castle Stead Crescent where the property will be seen on at the far end on the left hand side easily identified by our for sale board.

What3Words congas.posts.serenade

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

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

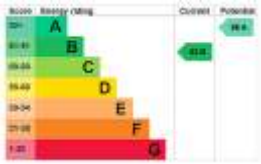
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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