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4 Spring Bank, Cullingworth, BD13 5EW

A charming three-bedroom terraced home which boasts a desirable Cullingworth village setting, a fantastic rear garden and attractive fittings and decor. Making a superb purchase for a wide variety of buyers, an early viewing is strongly encouraged to avoid any disappointment.

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

4 Spring Bank, Cullingworth, BD13 5EW

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

Guide Price: £215,000



Key Features

- Fantastic terrace property
- Offering three good-sized bedrooms
- Generous lounge
- Attractive fittings & decor
- Lovely private rear garden
- Desirable Cullingworth village setting
- Close proximity to local schools & amenities

General Remarks

A superb character terraced property which offers spacious, flexible living accommodation, stylish fittings and decor, and three good-sized bedrooms. Enjoying a delightful rear garden and superb village setting, this fabulous property really is a must see.

The spacious living accommodation briefly comprises, entrance hallway, generous lounge diner with feature fireplace, stylish decor and rear garden access. There is a lovely modern kitchen featuring attractive wall and base units and complementary work surfaces.

To the first floor there are three spacious bedrooms along with a lovely generously sized house bathroom.

Externally the property boasts a delightful, private lawn and 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


Adore The Chaos




Mirabelle
I spent time with
our school dog, Nigel,
today!







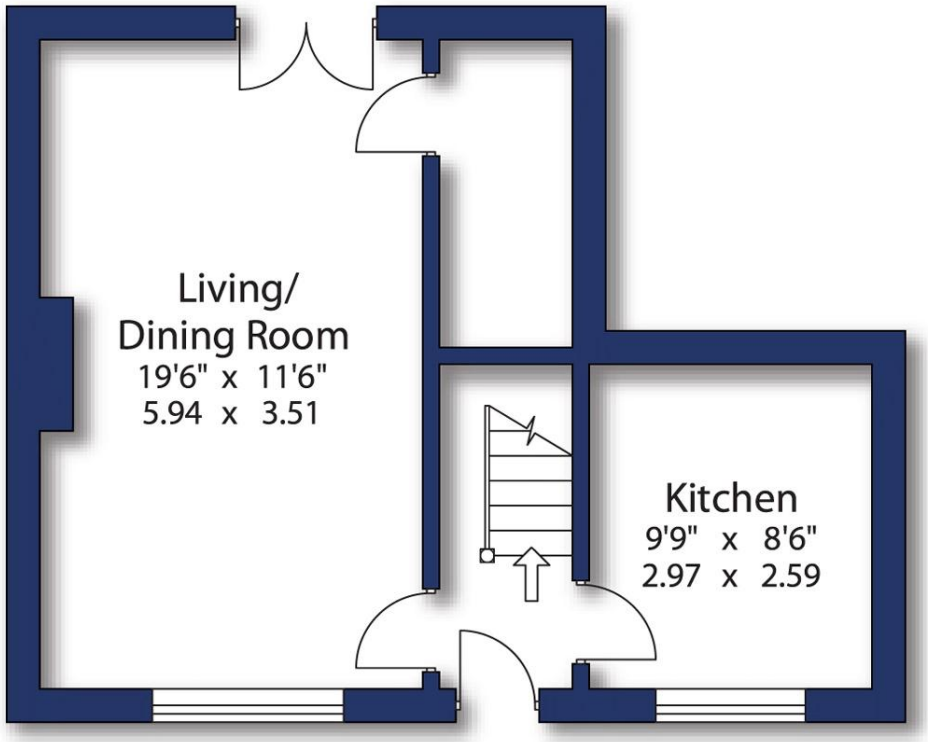




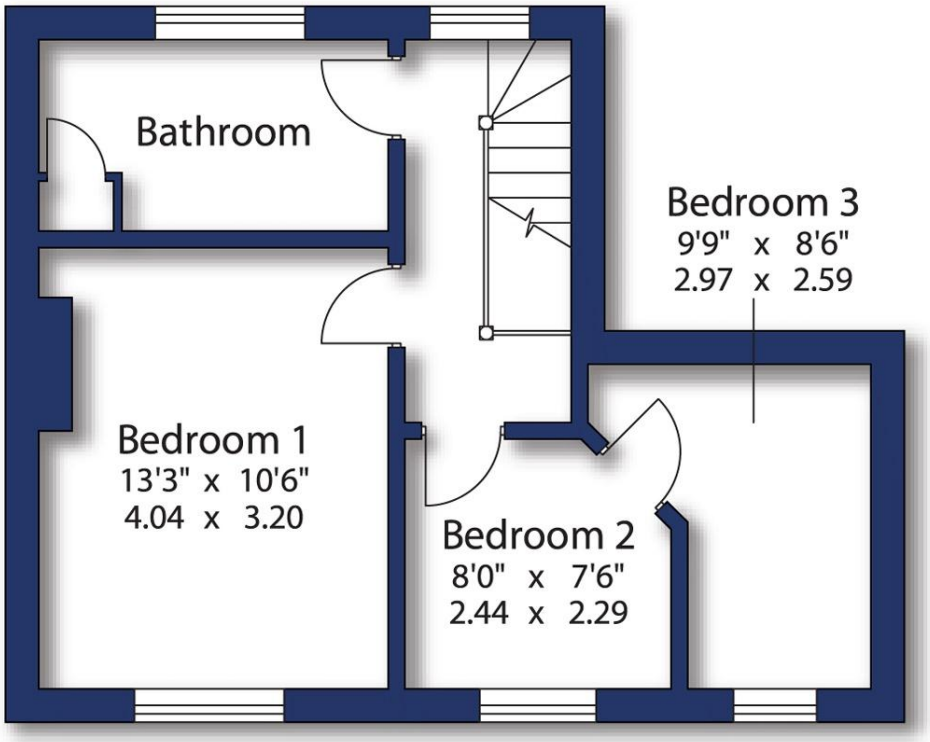




Floorplans



Ground Floor

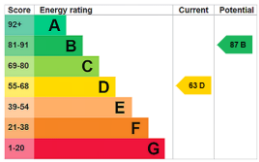


First Floor

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Contact us
01274 560421
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 entrance to Spring Bank will be seen on the left hand, identified by our For Sale sign.

What3Words unfilled.needed.suggested

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electricity/ Water/ Drainage
- Residents & 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

Agent's Notes

We have been informed that there is a right of access pathway in the garden for the neighbors use only.

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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