



## **26 Whistle Avenue, Cullingworth, BD13 5FR**

A beautifully presented three bedroom semi detached residence offering good quality family living accommodation with superb, enclosed gardens and driveway, delightfully situated within a prestigious residential location.

93 Main Street, Bingley, West Yorkshire, BD16  
2JA

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## 26 Whistle Avenue, Cullingworth, BD13 5FR

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

**Guide Price: £255,000**

### Accommodation

- Superb semi detached home
- Stylish fittings & decor
- Three bedrooms, Master with en suite
- Fantastic dining kitchen
- Lovely gardens with outlook
- Driveway with parking for two cars
- EV Charging point
- Popular village location

### General Remarks

A superb opportunity to purchase a beautifully presented three-bedroom semi-detached home offering good quality living accommodation which is planned over two floors. The property offers quality fixtures and fittings throughout and only an internal inspection will reveal the superb nature of this fine home. The property includes superb quality dining kitchen, bathroom and en suite fittings 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 area, lounge, inner hall with cloaks and wc, dining kitchen with range of quality base and wall units with granite worktops, integrated appliances and doors leading to the rear garden. To the first-floor master bedroom with en suite shower room, two further bedrooms and quality bathroom.



Outside the property is complimented by an attractive plot with lovely gardens. Driveway with parking for two cars with EV Charging point.

Attractive lawned garden to the rear enjoying a pleasant outlook with paved patio area.

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.





| WEEKLY PLANNER |             |               |                    |       |  |
|----------------|-------------|---------------|--------------------|-------|--|
| MONDAY         | TUESDAY     | WEDNESDAY     | THURSDAY           | NOTES |  |
|                | Chilli & GB | Chilli & Ribs | Kievs, chips & veg |       |  |
| Friday         | Saturday    | Sunday        |                    |       |  |
| Pizzas         |             |               |                    |       |  |



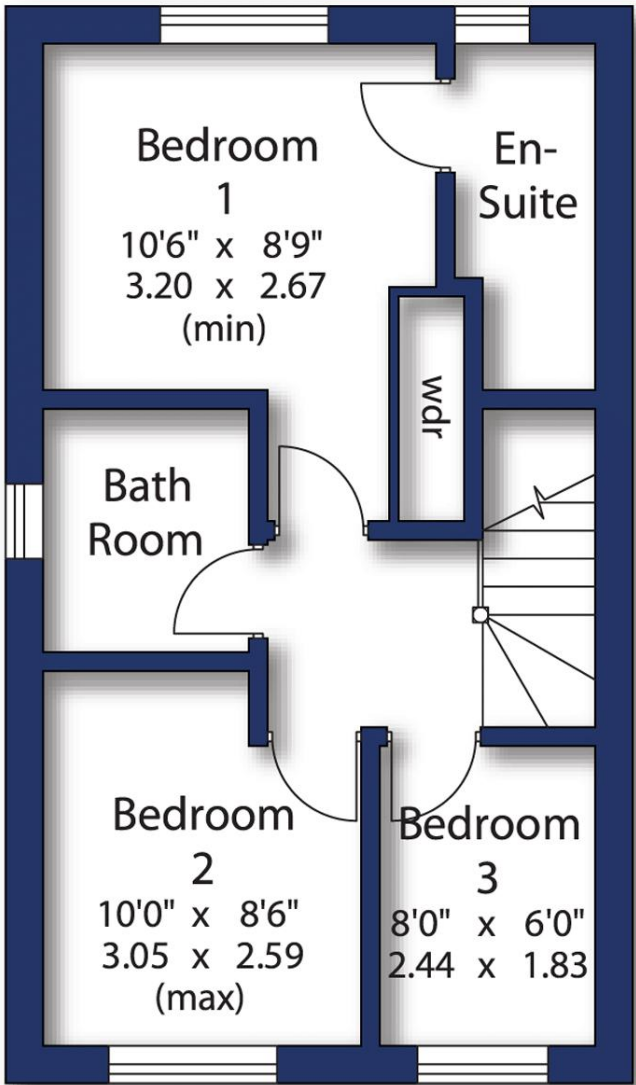
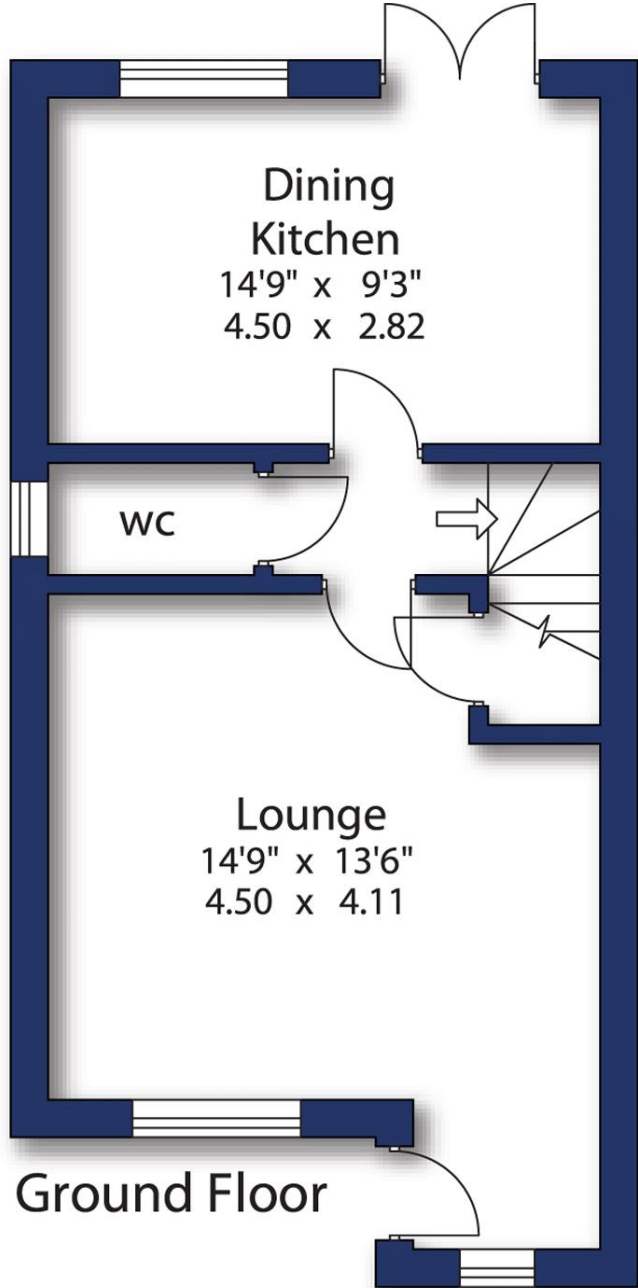








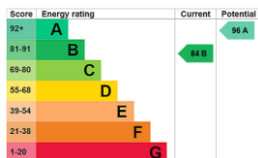
Floorplans



First Floor



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



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01274 515 763

**Dacres Surveys**

Call for a quote  
01943 885 400

**Contact us**

01274 560421

bingley@dacres.co.uk

## Directions

From Bingley, at the lower end of the Main Street follow the signs for Halifax and Harden by turning left at the traffic lights adjacent to the Old White Horse Inn. Continue through Harden village (approx. 1 ½ miles) and onto the next village of Cullingworth onto Halifax road, turn right into school lane and right onto Whistle Avenue, and the property will be seen on the right hand side easily identified by our for sale sign.

What3Words

## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently C

## Tenure, Services & Parking

- Freehold, parking and main services

## 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://www.gov.uk/government/organisations/department-for-environmental-food-rural-affairs/departments/department-for-environmental-food-rural-affairs/department-for-environmental-food-rural-affairs/department-for-environmental-food-rural-affairs)

## 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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