



## 11 Moat Hill Close, Cullingworth, BD13 5FH

A superb opportunity to purchase a beautifully presented three bedroom semi detached home offering good quality family living accommodation with lovely gardens, driveway with parking delightfully situated within a prestigious residential location.

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

Tel: 01274 560421

Email: [bingley@dacres.co.uk](mailto:bingley@dacres.co.uk)

**dacres.co.uk**   



## 11 Moat Hill Close, Cullingworth, BD13 5FH

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

**Guide Price: £259,950**

### Accommodation

- Superb Semi-detached home
- Beautifully presented
- Three bedrooms
- Quality Kitchen and Bathroom
- Lovely garden
- Driveway with parking
- Desirable village location

### General Remarks

A superb opportunity to purchase a beautifully presented three-bedroom semi-detached home offering good quality family living accommodation which is planned over two floors. The property was built by David Wilson homes a building firm renowned for good quality craftsmanship and offers quality fixtures and fittings throughout and only an internal inspection will reveal the superb nature of this fine home. The property includes good quality kitchen, bathroom and en suite facilities together with gas heating and uPVC double glazing.

The accommodation briefly comprises reception hall, spacious lounge, quality dining kitchen and rear hall with cloaks / wc. To the first-floor Master bedroom with en suite, two further bedrooms and modern bathroom.



Outside the property is complimented by lovely, enclosed gardens. Driveway with parking to the front with EV charging point and at the rear lawned garden area with superb, paved patio. Indeed, an internal inspection is fully recommended to appreciate this most attractive home.

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.







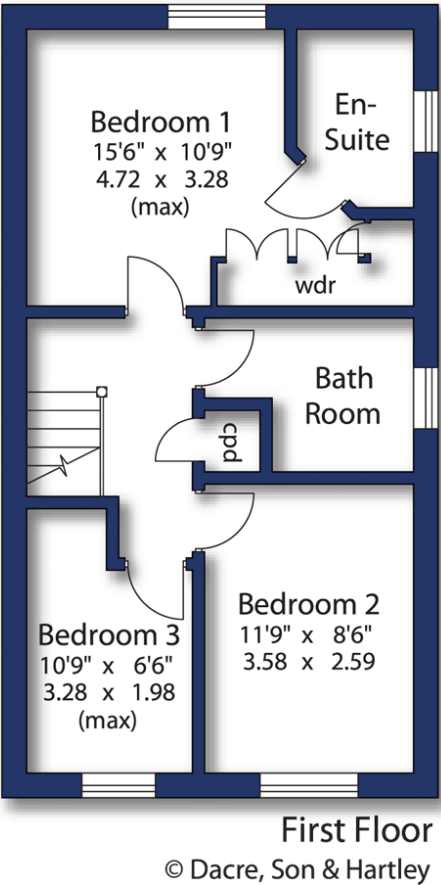
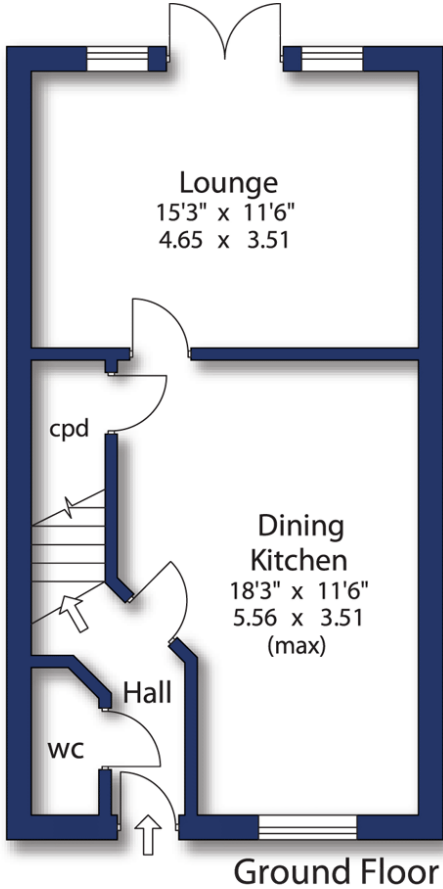






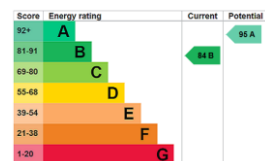


Floorplans





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bingley@dacres.co.uk

## 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 development. Continue along Castlestead drive turning left onto the Brow and continue up the hill and moat hill close is on the right hand side.

What3Words

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold, mains services, 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](https://gov.uk/check-for-flooding-in-england)

## 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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