



41 Cullingworth Road, Cullingworth, BD13 5BD

A beautifully presented and deceptively spacious four bedroom semi-detached home with conservatory to the rear with gardens and garage, enjoying a fine aspect delightfully situated within a prestigious residential location.

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

Guide Price: £350,000

Accommodation

- Semi-detached property
- Superbly presented
- Four bedrooms
- Flexible living accommodation
- Lovely Gardens with fine aspect
- Garage, driveway & Parking
- Prestigious village location

General Remarks

Delightfully situated within a prestigious residential location is a deceptively spacious four-bedroom semi-detached home offering good quality living accommodation. The property is in our opinion tastefully presented throughout and includes modern kitchen and bathroom fittings together with conservatory to the rear, gas heating, alarm system and uPVC double glazing. The property will almost certainly appeal to a wide variety of potential buyers and only an internal inspection will reveal the elegance of this fine home.

The accommodation briefly comprises entrance hall, bedroom four or study, lounge, dining room, conservatory, quality dining kitchen with range of modern base and wall units and integrated appliances, rear porch and cloak with wc. First floor three bedrooms and bathroom. Access to board loft via bedroom two having potential to create further accommodation if required.



Outside the property is approached via a private driveway with giving access to parking area and garage. Beautiful, landscaped gardens to the front and rear with lawned areas, stone paved patio, flower beds, trees and shrubs enjoying seclusion and lovely views over open countryside. Summerhouse / cabin 3.3 m x 2.8 m with power and light at the rear.

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. From Leeds there are frequent connections throughout the day to London Kings Cross, whilst an international airport is just some 15 miles distant.







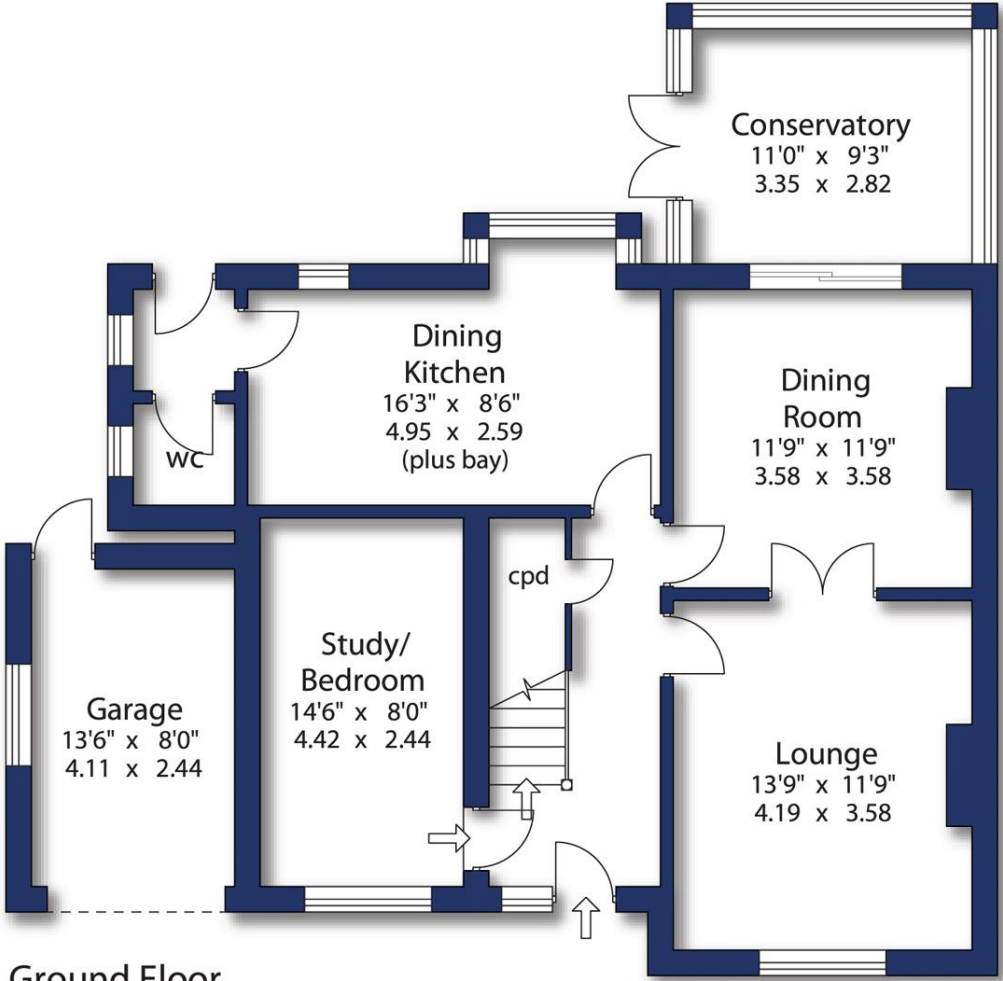




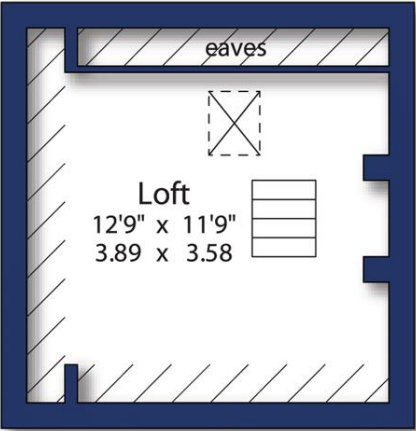




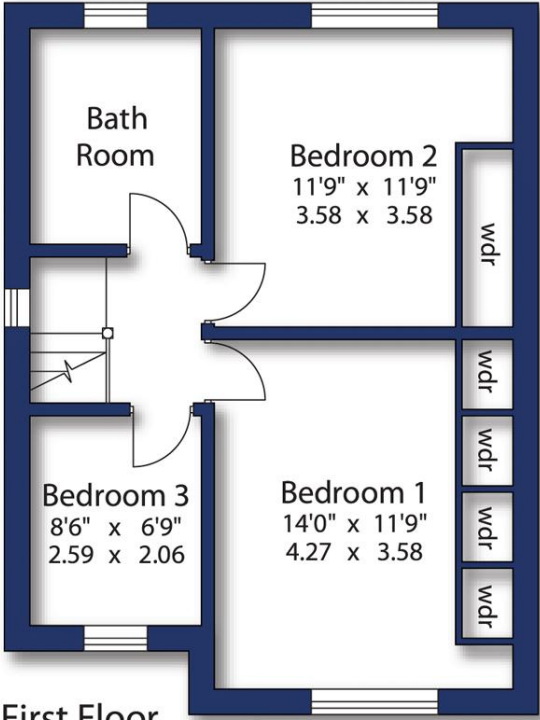
Floorplans



Ground Floor



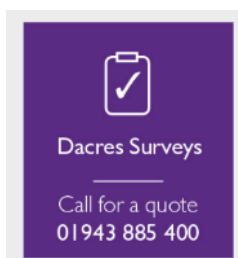
Second Floor



First Floor



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Directions

From our Dacre Son & Hartley office proceed in the direction of Cullingworth via Harden. Continue through Cullingworth and at the roundabout take the first left onto Cullingworth road and proceed along it before the property can be easily identified on the left hand side by our For Sale sign

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Main services, garage and 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://www.gov.uk/government/topics/floods)

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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