DACRE, SON & HARTLEY
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29 Highfield Terrace, Cullingworth, BD13 5HR

A superb opportunity to purchase a well-established two-bedroom stone built terrace property with gardens and parking delightfully situated within a popular village location. NO CHAIN

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29 Highfield Terrace, Cullingworth, BD13 5HR

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

Guide Price: £175,000



Accommodation

- Middle terrace property
- Two bedrooms
- Well presented
- Gardens and parking
- Of interest to First time buyers or small family
- Village location
- No chain

General Remarks

Delightfully situated within a prestigious residential location is a well presented two-bedroom stone built middle terrace property offering attractive living accommodation planned over two floors. The property will almost certainly appeal to a wide variety of buyers and includes gas heating and UPVC sealed unit double glazing. The property also includes modern kitchen and bathroom, and an internal inspection is essential to appreciate this attractive home.

The accommodation briefly comprises reception hallway, lounge, dining kitchen, First floor two bedrooms and bathroom suite. Outside the property benefits from gardens to front and rear and parking area. .

The property is situated within the popular village of Cullingworth. Cullingworth Village offers a range of shops and amenities, bars and restaurants, recreational areas and well respected primary and secondary schools. The location is also considered to be within daily commuting distance of Bingley, Keighley, Bradford, Halifax and Leeds.

Please note there is a pedestrian right of access at the rear for the neighbour













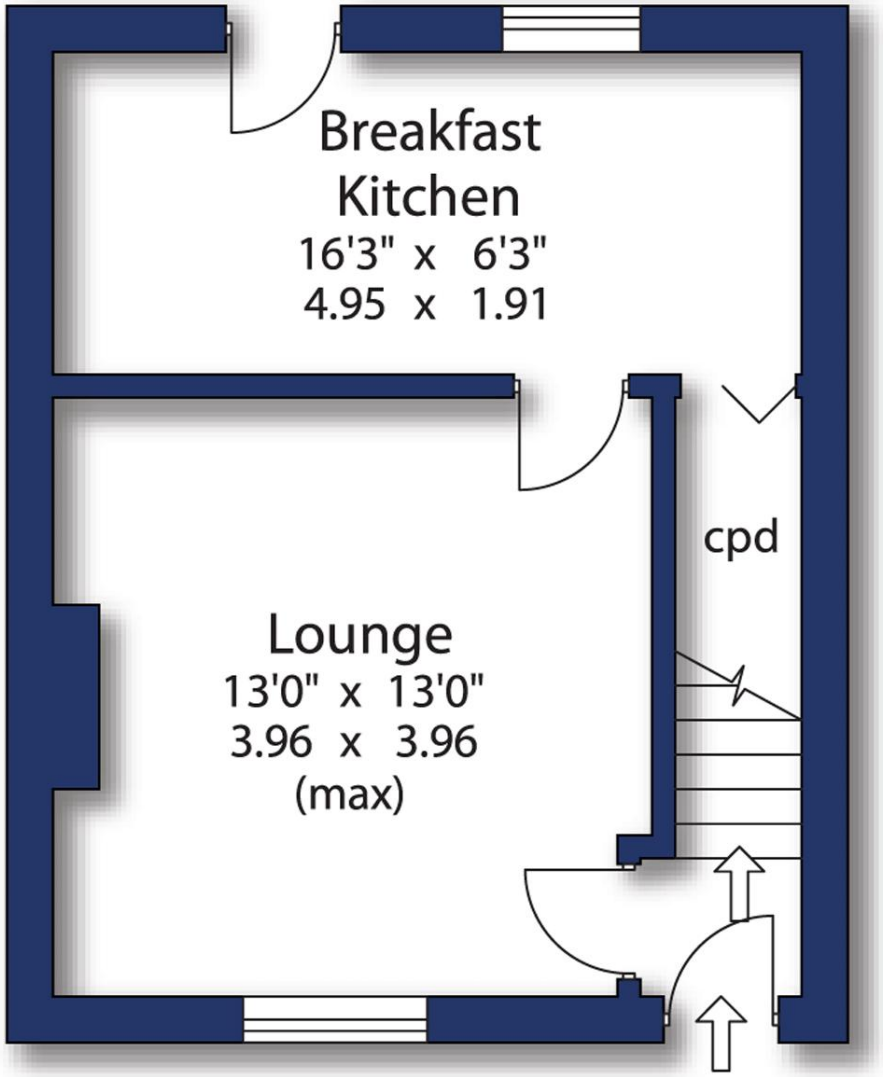




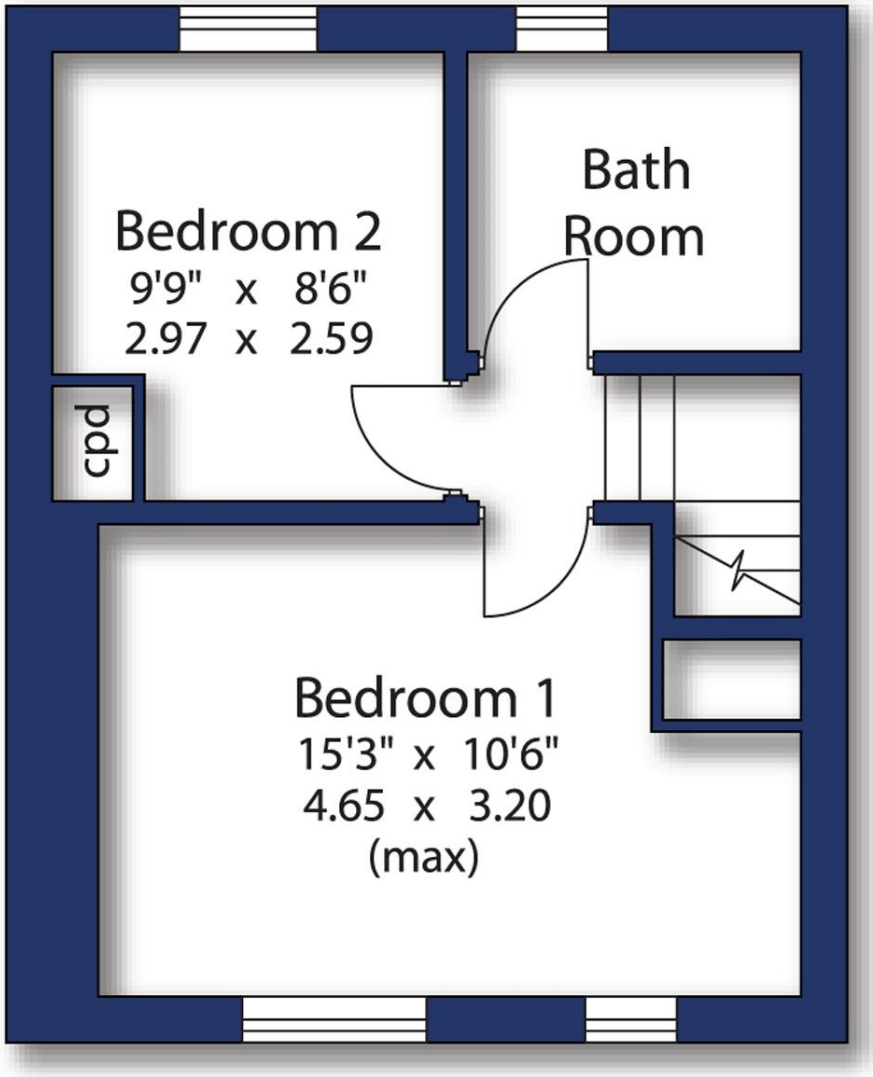




Floorplans



Ground Floor



First Floor

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Directions

Approaching Cullingworth from the Bingley and Harden direction continue past the Cricket Club turning immediately right opposite the War Memorial onto Church Street which runs into Station Road, continue along station road, turing left into Highfield terrace and the property will be seen on the left hand side.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, main services, parking
- Please note there is a pedestrian right of access at the rear for the neighbour

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

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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