



Castle Stead Drive, Cullingworth

£310,000

* MODERN SEMI DETACHED * THREE DOUBLE BEDROOMS * THREE STOREY * 8 YRS OLD *
* TWO BATH/SHOWER ROOMS * LANDSCAPED GARDENS * SOUGHT AFTER LOCATION *
* FITTED KITCHEN WITH INTEGRATED APPLIANCES * DRIVE * GARAGE * ADJOINS WOODLAND *

A fantastic opportunity for the growing family to purchase this delightful modern semi detached house.

Situated very close to the ever popular Cullingworth village and a short drive to Haworth.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted kitchen, two first floor double bedrooms and modern house bathroom, together with an overall master bedroom on the second floor with en-suite shower room.

To the outside there is a stunning landscaped garden, driveway and garage.





Reception Hall

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

14'6" x 15'4" (4.42m x 4.67m)

With laminated wood floor, radiator, upvc French doors to rear garden, store cupboard.

Kitchen

8'4" x 10'7" (2.54m x 3.23m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated fridge, freezer, dishwasher, part tiled walls and radiator.

First Floor Landing

Bedroom Three

8'7" x 12'3" (2.62m x 3.73m)

With radiator.

Bedroom Two

13'4" x 9' (4.06m x 2.74m)

With radiator.

Bathroom

Four piece modern white suite comprising of: Shower cubicle, bath, wc and hand basin. Part tiled walls and heated towel rail.

Second Floor

Bedroom One

19'1" x 15'4" narrowing to 11'2" (5.82m x 4.67m narrowing to 3.40m)

With fitted wardrobes and drawers, radiator. En Suite Shower Room;

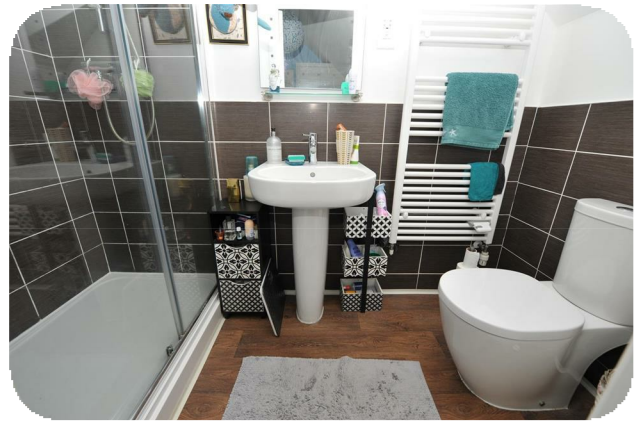
En Suite Shower Room

Three piece modern white suite, part tiled walls and a heated towel rail.

Exterior

To the outside there is a garden to the front, drive to the side leading to a garage with power and light, larger landscaped garden and patio to the rear.





Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd, after 2.2 miles turn left onto Thornton Rd/B6145, turn right onto Halifax Rd/A629, continue for 2.8 miles, turn right onto Manywells Brow/B6429, right onto Castle Stead Drive and the property will be seen displayed via our For Sale board.

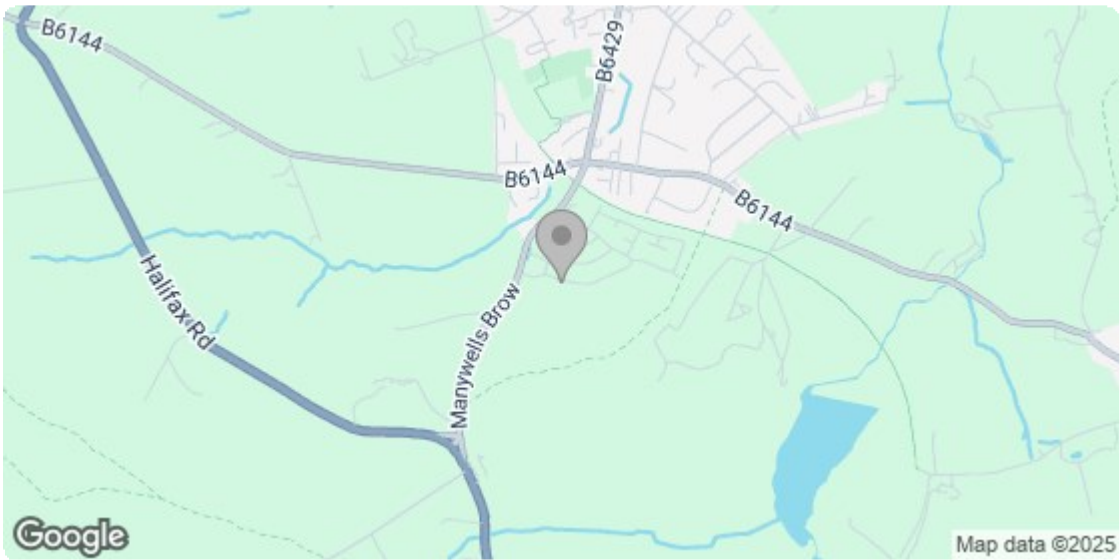
TENURE

FREEHOLD

Council Tax Band

D / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

