

# HUNTERS<sup>®</sup>

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## Station Road

Cullingworth, Bradford, BD13 5HN

Asking Price £275,000



A unique opportunity to acquire a substantial property which is in need of modernisation throughout, which offers any would be purchasers an excellent degree of flexibility and versatility.

The mature home which comprises entrance hall with storage and cellar access, lounge, kitchen and bathroom to the ground floor. To the first floor are two double bedrooms, a WC and access to the loft space. There is a further double storey area to the front of the property which is in need of repair and maintenance, and is currently uninhabitable. Externally are very nicely kept gardens to the rear and a further area to back of the property, which \subject to the relevant planning permissions being obtained offers excellent potential to develop or build an individual property.

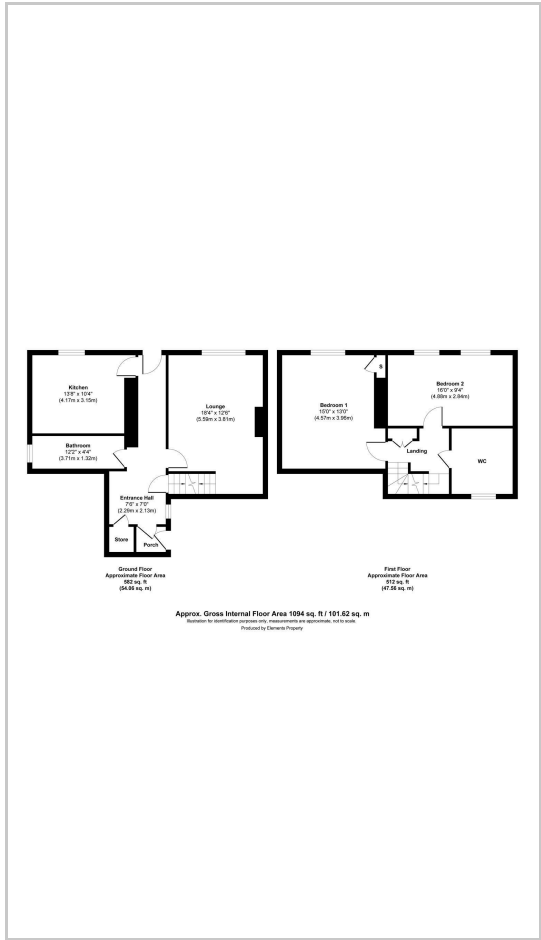
Cullingworth is an excellent village, and offers many village amenities, local primary and secondary school award winning independent retailers and convenient transport links to many local towns and villages.



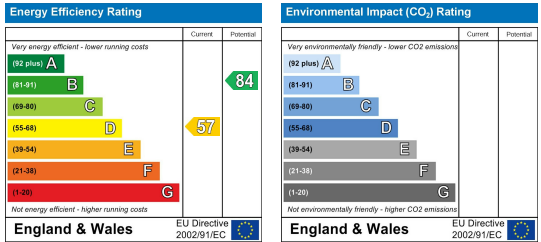
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.