



## Halifax Road

Cullingworth, Bradford, BD13 5EG

Asking Price £310,000



A beautifully appointed and superbly maintained split level bungalow which is located in a complex of other high quality homes in a most popular residential location.

The well established yet modern home comprises; entrance into well equipped dining kitchen, spacious lounge with access to the rear garden, three double bedrooms with bedroom one offering en suite facilities and a modern house bathroom. Externally is an enclosed garden with wall and fence boundaries, is an excellent space for relaxation and offers lawn, decked and patio areas. To the front are beautifully tended communal gardens, providing a real sense of community.

The property occupies an enviable position on this modern development on the fringe of Cullingworth Village. Cullingworth Village offers a range of local shops and amenities including highly regarded schools, traditional public houses and excellent transport links providing access to Bingley town centre which offers a wider range of local shops and amenities and is also supported by excellent transport connections by rail to Leeds and Bradford.

We have been informed by the vendor of a £78.39 quarterly maintenance charge, which contributes to the upkeep of the communal areas.



## N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

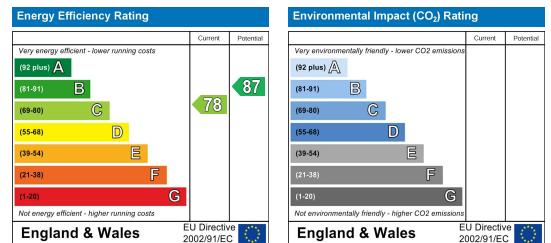
## Area Map



## 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.