

property details **approval form**

26 Greenside Lane, Cullingworth, Bradford, West Yorkshire, England, BD13 5AN

Date: 02 July 2025

Property Ref and Version: BNG102464 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £270,000

Tenure: Freehold

>> **key features**

- > Modern semi-detached bungalow
- > Two spacious double bedrooms
- > Master bedroom with walk-in wardrobe
- > Stylish open-plan lounge and kitchen with in built boiling water tap
- > Contemporary kitchen with granite worktops and breakfast bar
- > Luxury fitted house bathroom
- > Detached garage and driveway parking
- > Private rear garden and lawned front garden
- > EPC Rating: C

>> **short description**

A beautifully modernised two-bedroom semi-detached bungalow in the sought-after village of Cullingworth, featuring a stylish open-plan living space, luxury kitchen and bathroom, master with walk-in wardrobe, detached garage, and private gardens-ideal for contemporary living.

>> **long description**

Nestled in the charming village of Cullingworth, this stunning two-bedroom semi-detached bungalow has been modernised to a high standard throughout, offering stylish and comfortable living. The heart of the home is a contemporary open-plan lounge and kitchen, complete with granite worktops, a breakfast bar, ample storage, modern hot tap, and patio doors opening onto the rear garden-perfect for entertaining family and friends.

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The property boasts two spacious double bedrooms, including a luxurious master with a walk-in wardrobe, and a sleek, modern house bathroom. The property also includes a spacious loft, with potential to be converted into an extra bedroom/ playroom. Outside, there's a well-kept lawned garden to the front, a generous driveway leading to a detached garage, and a mature enclosed garden at the rear providing a private outdoor retreat.

Located in the sought-after village of Cullingworth, known for its semi-rural charm, local amenities, and excellent transport links to Bradford and Keighley-this beautiful home is not to be missed.

>> **directions**

>> **Agent Note**

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>> **room description**

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>> **property images**



Your Holroyds office: 146 Main Street, BINGLEY, West Yorkshire, BD16 2HL

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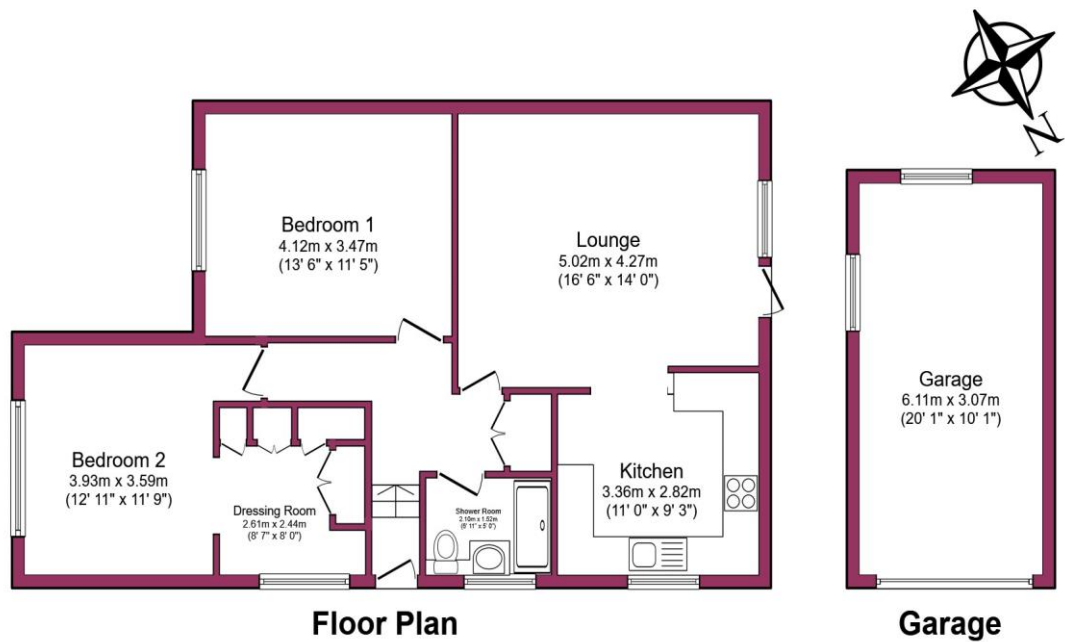
>> **property images**



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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
James Idle		
Ms J. Sanderson		