



# Davies Properties



## 5 Croftside Court Halifax Road

Cullingworth, BD13 5DE

Offers In The Region Of £325,000





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We are delighted to offer to the market this three-bedroom link-detached home, nestled within a peaceful cul-de-sac in the sought-after village of Cullingworth. This location provides a safe and family-friendly environment with minimal passing traffic, making it ideal for those seeking a quieter lifestyle while remaining within easy reach of local amenities. The village itself offers a welcoming community, well-regarded primary and secondary schools, and excellent transport links to nearby towns and cities.

This attractive home enjoys a unique position within a select development of individually designed properties, giving it plenty of character and charm. The spacious and well-maintained interior has been designed with modern family living in mind. The ground floor features a convenient W/C, a generous lounge, and a spacious dining kitchen - perfect for family meals and entertaining. A large conservatory extends the living space further, providing a versatile area that seamlessly connects the home to the rear garden.

To the first floor, there are three well-proportioned bedrooms, including a master bedroom with an en-suite shower room. The remaining two bedrooms are served by a modern family bathroom, ensuring ample space for a growing family or visiting guests. The property benefits from gas central heating and uPVC double glazing throughout for comfort and efficiency.

Externally, the home features a lawned front garden, two driveways providing ample off-road parking, and a single garage for additional storage. The rear garden is an excellent outdoor space, with a large patio ideal for summer barbecues and al fresco dining, alongside a further grassed area extending down the side of the property - perfect for children to play or for keen gardeners to enjoy.

This is a fantastic opportunity to acquire a wonderful family home in a highly desirable location. Early viewing is highly recommended - contact us today to book a viewing!

## GROUND FLOOR

### Entrance Vestibule

Featuring a stylish tiled floor, a durable uPVC double-glazed entrance door, and a matching double-glazed window, this space is both bright and welcoming.

### W/C

5'10" x 2'11" (1.78m x 0.89m)

Featuring a convenient W/C and a stylish corner pedestal hand wash basin, this space is complemented by a central heating radiator, a modern tiled floor, and an extractor fan. A uPVC double-glazed window to the front elevation allows natural light to brighten the room.

### Lounge

19'7" x 13'10" (5.97m x 4.22m)

Featuring a uPVC double-glazed window to the front elevation,

this comfortable living space includes a central heating radiator and a living flame gas fire with a modern surround. A handy under-stairs storage cupboard offers additional convenience, while the open-plan staircase leads to the first floor.

### Kitchen

10'6" x 8'6" (3.20m x 2.59m)

A well-appointed family dining kitchen featuring a range of modern wall and base units with wooden work surfaces, incorporating a one-and-a-half bowl stainless steel sink and tiled splash-backs. Integrated appliances include a dishwasher, washing machine, fridge/freezer, electric oven, and microwave, along with a gas hob and extractor hood. A uPVC double-glazed window to the rear elevation provides natural light and wooden flooring complements the finish of this functional room.

### Dining Area

10'9" x 10'6" (3.28m x 3.20m)

With wooden flooring and a central heating radiator.

### Conservatory

12'0" x 10'9" (3.66m x 3.28m)

A versatile space to unwind, featuring uPVC double-glazed windows and a door, a tiled floor, and a central heating radiator for added comfort.

## FIRST FLOOR

### Landing

7'3" x 7'1" (2.21m x 2.16m)

With a sun tunnel to allow natural light to flow in.

### Bedroom One

13'9" x 12'0" (4.19m x 3.66m)

Featuring a uPVC double-glazed window to the front elevation and a central heating radiator, this room is both light and cosy.

### En-Suite Shower Room

8'2" x 2'9" (2.49m x 0.84m)

Comprising a shower cubicle with an electric shower, a wall-mounted sink, and a W/C, this room offers practical and efficient facilities.

### Bedroom Two

10'10" x 10'7" (3.30m x 3.23m)

Featuring a uPVC double-glazed window to the rear elevation, a central heating radiator, and a loft hatch, this room offers both light and practicality. The boiler is conveniently located in the loft space.

### Bedroom Three

10'5" x 8'2" (3.18m x 2.49m)

Featuring a uPVC double-glazed window to the rear elevation and a central heating radiator, this room is bright and comfortable.

### Bathroom

7'1" x 6'4" (2.16m x 1.93m)

Comprising a white three-piece suite, including a panelled bath with a shower over, a vanity sink unit, and a W/C, this bathroom offers both style and functionality. It also features a chrome heated towel rail, tiled walls and floor, and a uPVC double-glazed window to the front elevation, allowing plenty of natural light.

## EXTERIOR

To the front of the property, a driveway leads to a single garage, and a secondary driveway provides additional off-road parking, along with a small lawned garden. The rear garden boasts a spacious patio area, ideal for outdoor entertaining, complemented by mature trees and shrubs, and a further small lawned area, offering a tranquil and private space to enjoy.

## OTHER INFORMATION

~ Tenure: Freehold

~ Council Tax Band 'C'

~ Parking: driveway leading to a single garage





Road Map



Hybrid Map



Terrain Map



Floor Plan

**FLOOR 1**

**FLOOR 2**

**CONSERVATORY**  
10' 9" x 12' 0"

**KITCHEN**  
8' 6" x 10' 6"

**DINING AREA**  
10' 9" x 10' 6"

**LOUNGE**  
19' 7" x 13' 10"

**ENTRANCE**  
5' 6" x 4' 2"

**BEDROOM THREE**  
8' 2" x 10' 5"

**BEDROOM TWO**  
10' 10" x 10' 7"

**BEDROOM ONE**  
12' 0" x 13' 9"

**BATHROOM**  
7' 3" x 6' 6"

**LANDING**  
7' 4" x 5' 3"

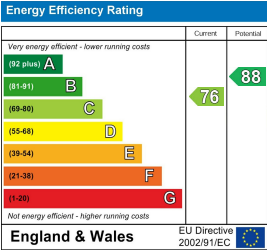
**GROSS INTERNAL AREA**  
FLOOR 1: 140 sq.ft. FLOOR 2: 478 sq.ft.  
TOTAL: 1,143 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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