



## 82 The Brow, Cullingworth, Bradford, BD13 5FA

Offers Over £325,000

- Three-bedroom Detached.
- Electric Car Charging Points.
- High-end Finish.
- Private Garden, Drive & Garage.
- Upgraded Appliances.

## 82 The Brow, Bradford BD13 5FA

A well-presented three-bedroom detached home situated in the sought-after residential area of Cullingworth. Benefiting from upgraded appliances and tiled flooring. Additional rear garden and private drive and detached single garage.



#### Location.

Situated on The Brow a recently built residential community in Cullingworth. Close to local schools, shops and other amenities.

#### Entrance.

Leading into the entrance porch with custom under-the-stair storage. Access to the lounge, WC and kitchen.

#### Lounge.

A spacious carpeted family lounge with stylish decor, the lounge can accommodate a large sofa suite, coffee table and media unit. Plentiful natural light is gained via the double-fronted windows.

#### Guest WC.

Low-level flush WC with wash hand basin.

#### Kitchen.

A modern and high-end gloss finish kitchen equipped with state-of-the-art appliances. Such as fitted gas stove and oven, fridge freezer, additional plumbing for a washing machine. Soft close draws and solid cabernets and inserts. Complimentary countertops with upgraded tiled flooring with access to the utility room and rear garden. The kitchen can also accommodate a large dining table with a range of seating options.

#### Utility Room.

Separate utility room with plumbing for a wash, and dryer. Additional storage needs are available. Access to the side of the property and the drive.

#### First Floor Landing.

Leading to bedrooms one, two, three and house bathroom.

#### Bedroom One - Principal.

Carpeted principal master bedroom that can accommodate a super king-sized bed, bedside tables and free-standing bedroom furniture. Leading to the en-suite shower room. Additional fitted wardrobes and storage space.

#### En-suite Shower Room.

A spacious en-suite shower room comprising of a walk-in shower unit, low-level flush W.C. and wash hand basin.

#### Bedroom Two.

A carpeted double bedroom that can accommodate a double bed and free-standing bedroom furniture.

#### Bedroom Three.

A carpeted double bedroom that can accommodate a double bed and free-standing bedroom furniture.

#### Bathroom.

Stylish and spacious tiled house bathroom. Comprising of a fitted bath with an overhead shower unit. Wash hand basin and low level flush W.C.

#### Garden.

An enclosed rear astroturfed garden with a separate patio seating area, surround wall and fencing.

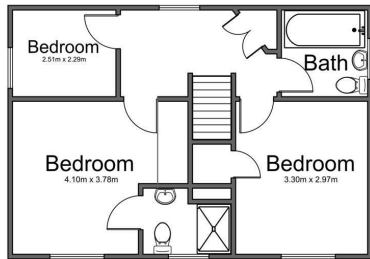
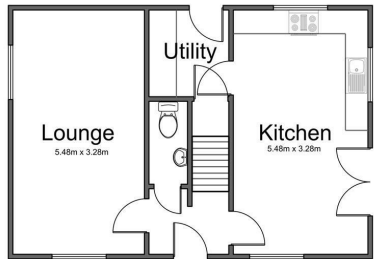
#### Parking.

Private parking on the drive with 2 high-end electric car charging points with access to the detached single garage.

#### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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 quoted for guidance only as are floor plans 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 the purpose.





## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.