



**10 Lees Moor Road, Cullingworth, Bradford, West Yorkshire, BD13 5HG  
Offers In The Region Of £425,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented EXTENDED FIVE BEDROOM DETACHED FAMILY HOME located in a quiet cul-de-sac in the heart of Cullingworth, Bradford. With a fantastic open-plan kitchen/dining/sun room, master bedroom with en-suite and a generous corner plot with substantial gardens, we expect this property to be popular with families looking for a property in the area. Internally comprising; entrance hall, kitchen/breakfast room, dining area, sun room, utility room, lounge, wc, bedroom five/home office, four first floor bedrooms including master bedroom with en-suite, house bathroom and loft. Externally the property has a large private garden to the rear with patio area, front garden, driveway and garage.

PLEASE ENQUIRE WITH HAMILTON BOWER TO VIEW THIS PROPERTY !



## GROUND FLOOR

### Entrance Hall

Entrance hall offering access to all ground floor rooms with open staircase to first floor.

### Kitchen/Breakfast Room



The hub of this fantastic family home !

Open-plan kitchen/breakfast room with accompanying dining area, sun room and utility room.

Spacious and with an abundance of natural light, the ideal open-plan space for a family.

The kitchen has a central breakfast bar which seats two, a wide range of matching units with contrasting worktops and splashbacks.

Appliances include - integrated dishwasher, sink with drainer, induction hob with overhead extractor, fridge/freezer.

The utility room offers further space for appliances and kitchen overflow.

### Dining Area



Open-plan from the kitchen is a dining area offering space for a large table with chairs as seen.

### Sun Room



Offering an ideal view to the garden and allowing for an abundance of natural light is the sun room.

Currently used as extra living space accommodating a suite and coffee table as seen.

### Lounge



Spacious lounge with dual-aspect windows allowing for a view to both gardens.

Centred around a gas fireplace, with ample room for a large suite and dining table if preferable.

### Utility Room



Utility room leading through from the kitchen with side access point to the front or back.

The utility room has a range of matching units, contrasting worktops, sink with drainer and under-counter plumbing/electric for appliances.

### Bedroom Five/Home Office



Ground floor bedroom with a view to the front garden.

The room is currently used as a home office as seen but would accommodate a bed comfortably.

### WC

Ground floor WC with frosted glass window and wash basin.

## FIRST FLOOR

### Master Bedroom



Well-presented master bedroom with accompanying en-suite and a view to the front elevation.

Offering fitted wardrobe space and ample room for a king-size bed and bedroom furniture.



## En-Suite



Master en-suite with tiled walls and flooring and a view to the front.

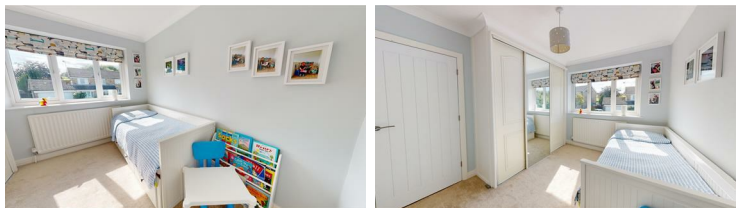
Fitted with a matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## Bedroom



Second double bedroom, with a view to the rear garden.

## Bedroom



Third double bedroom, with a view to the front and ample space for a double bed and wardrobes.

## Bedroom



Fourth bedroom, a single room with a view to the rear garden.

## House Bathroom



House bathroom sitting centrally on the first floor with a view to the rear elevation.

The bathroom has tiled walls and a matching white four-piece suite as seen - bath, corner shower, wc, wash basin and towel rail.

## EXTERNAL



## Rear Garden



Large private garden to the rear of the property with boundary fencing.

The garden has internal access via the sun room and from the side via the utility room.

With a central lawn, two patio areas, surrounding shrubs and trees, and space for a greenhouse as seen.

## Rear External/Patio



Rear external view of the property showcasing the patio area leading from the sun room.

## Front Garden



Good-sized garden to the front of the property with path leading to the entrance.


The garden has a large central lawn, surrounding shrubs and tidy boundary hedges.

## Driveway & Garage



Double driveway leading to garage offering parking for a minimum of four cars.

The garage has an electrical supply, up-and-over door and internal access via the utility room.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 