



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Station Road, Cullingworth, BD13

£280,000 Freehold

Three Bedroom Semi-Detached

EPC Rating: D

**Martin & Co Keighley**  
4 North Street • • Keighley • BD21 3SE  
T: 01535 669588 • E: keighley@martinco.com

**01535 669588**  
<http://www.martinco.com>



Station Road  
Cullingworth  
BD13

**Key features:**

- Three Bedroom Semi Detached
- NO CHAIN
- Large Gardens
- Double Garage
- Popular Residential Location
- Huge Potential To Extend (STPP)
- Perfect Family Home
- Gas Central Heating



**Why you'll like it**

Offered with no chain, set in the sought after location of Station Road, Cullingworth is this modern three bedroom semi detached family home with a fantastic rear garden, double garage and huge potential to extend (STPP). Viewing is essential!

The property is delightfully situated within a prestigious residential location. Cullingworth village offers a range of shops, amenities, recreational areas and well respected primary and secondary schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Skipton, Halifax and Leeds.

**HALL** Ample space to store shoes and coats with storage cupboard

**LOUNGE** 10' 9" x 18' 0" (3.3m x 5.5m) Large lounge over 5 meters long with feature fireplace, carpet flooring, window to the front and double doors to the rear providing ample natural light

**KITCHEN** 9' 10" x 14' 9" (3m x 4.5m) Open plan kitchen/diner with ample wall and base units, integrated appliances, tiled flooring and splashback. Space for dining table with large window to the rear providing ample natural light

**UTILITY ROOM** 5' 10" x 4' 7" (1.8m x 1.4m) Comprising; plumbing for washer, Upvc window and door to the rear garden

**WC** Comprising; WC, hand wash basin and electric heater

**LANDING** With storage cupboard

**BEDROOM ONE** 10' 9" x 10' 9" (3.3m x 3.3m) Large double bedroom with carpet flooring, fitted wardrobes with window to the front

**BEDROOM TWO** 10' 9" x 9' 10" (3.3m x 3m) Second large double bedroom with carpet flooring and window to the rear

**BEDROOM THREE** 8' 10" x 6' 6" (2.7m x 2m) Good sized third bedroom with carpet flooring with window to the rear

**BATHROOM** Family comprising; WC, hand wash basin and bath. Fully tiled walls and storage cupboard

**USEABLE LOFT SPACE** With two Velux windows

**DOUBLE GARAGE** Large double garage with up and over door and electric points

**TO THE OUTSIDE** To The Front is a large driveway providing ample parking, lawn garden and access to the double garage. To The Rear is large lawn and patio garden with shed and greenhouse. The space provides a huge opportunity to extend if desired (STPP)

