



18 Halifax Road, Cullingworth, BD13 5DE

Offers Over £325,000



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Delightful Cottage in a Sought-After Village

Welcome to 18 Halifax Road, an extended and charming cottage nestled in the picturesque and highly desirable village of Cullingworth. Offering a warm, inviting atmosphere, this home is deceptively spacious, blending traditional charm with modern comforts—perfect for family living.

Spacious Family Kitchen

The heart of this cottage is its extended family kitchen, a true highlight of the home. Featuring a dining area and modern amenities, the kitchen boasts integrated appliances, including a dishwasher, fridge, freezer, and double oven, complemented by a gas hob. A large electric wood-burner effect stove on a stone hearth adds a rustic touch, while uPVC windows flood the room with natural light from both the rear and side elevations.

Inviting Lounge with Character

Step into the welcoming lounge, which exudes character with its exposed beams and Inglenook-style fireplace. Whether you're relaxing by the fire or entertaining guests, the space is both cosy and functional, offering access to the cellar, a large useful storage space.

Three Well-Appointed Bedrooms

Upstairs, you'll find three generously sized bedrooms. The master bedroom is bathed in light, thanks to dual-aspect windows, and features fitted wardrobes offering plenty of storage, complete with a loft hatch providing access to the loft space, which has the potential to be converted into a fourth bedroom. The second and third bedrooms are equally inviting, with large windows and built-in storage solutions.

Luxurious Family Bathroom

The family bathroom has been tastefully designed with a four-piece suite, including a walk-in shower and a stylish roll-top bath—perfect for unwinding after a long day. The large uPVC windows allow ample natural light, creating a bright and relaxing space.

Versatile Outdoor Space

One of the standout features of 18 Halifax Road is its large rear garden, a nature lover's dream. Mature trees and shrubs create

a tranquil backdrop, while the lawn is ideal for children to play or for hosting outdoor gatherings. The patio area is perfect for al fresco dining or simply enjoying the peace and quiet of your surroundings.

Additional Barn with Potential

In addition to the garden, the property also benefits from a separate barn that is brimming with potential for conversion. Whether you envision a home office, guest suite, or hobby room, the possibilities are endless (subject to planning permissions). This extra space provides remarkable versatility, allowing you to tailor the property to suit your lifestyle.

Practical Additions

For added convenience, the home includes a utility room with access to the garden, and a ground-floor W/C. The on-street parking does not require a permit, providing easy parking solutions for homeowners and guests.

Ideal Location

Located in Cullingworth, this property is ideally situated for access to local amenities, excellent schools, and transport links. Cullingworth village offers a welcoming community atmosphere while being just a short distance from major towns and cities.

Make This Your Forever Home

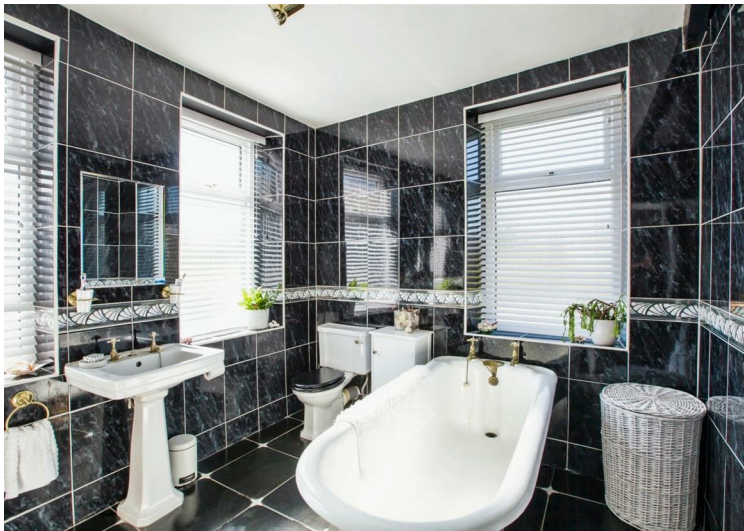
With its blend of traditional charm, modern convenience, and ample outdoor space, 18 Halifax Road presents an incredible opportunity to create your forever home. The potential of the barn conversion, combined with the charm of the cottage, makes this a truly unique offering. Don't miss the chance to make this delightful property your own.

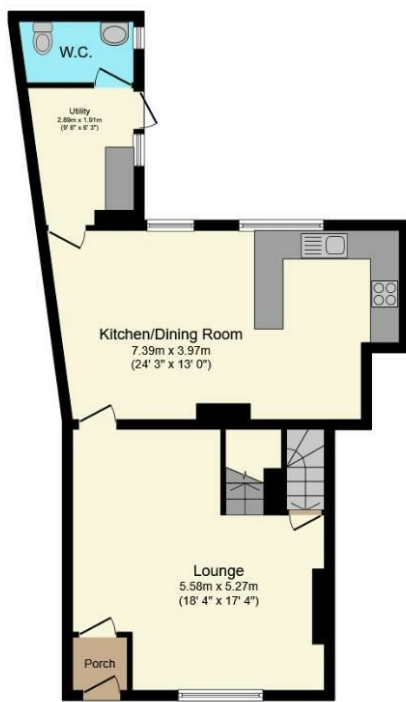
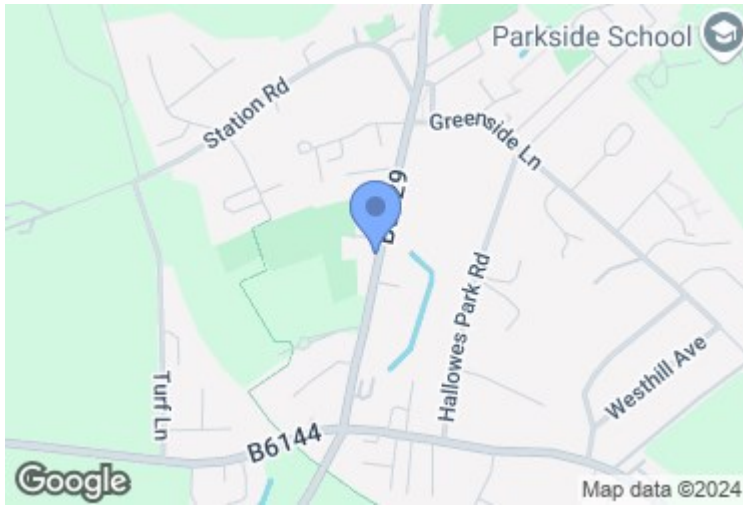
Council Tax

Band E.

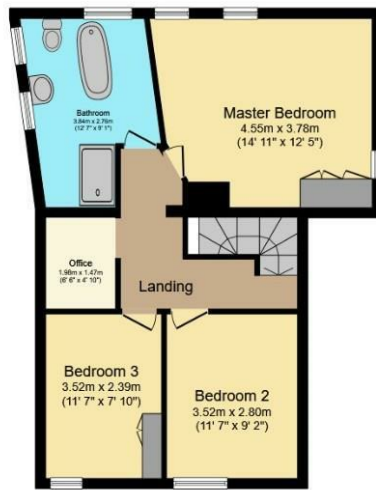
Tenure

We have been advised by the Vendor that the property is FREEHOLD.

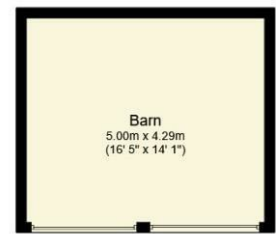
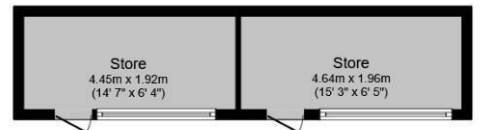




Ground Floor



First Floor



Outbuilding

Total floor area 164.1 m² (1,766 sq.ft.) approx

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(B2 plus) A	
(81-91) B		(B1-B1) B	
(69-80) C		(B9-B9) C	
(55-68) D		(B5-B8) D	
(39-54) E		(B9-B4) E	
(21-38) F		(D1-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	76	EU Directive 2002/91/EC	
England & Wales		England & Wales	
	57		

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