

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Haworth Road

Cullingworth, BD13 5DU

Asking Price £315,000



Well Cottage on Haworth Road presents a delightful opportunity for those seeking a comfortable and inviting home. This chain free home boasts two spacious reception rooms, perfect for both relaxation and entertaining guests and features two well proportioned bedrooms, providing ample space for a small family or professionals.

With two bathrooms, convenience is at the forefront, ensuring that morning routines and evening unwinding can be done with ease. The layout of the home is designed to maximise both space and functionality, making it an ideal choice for modern living.

Additionally, the property offers parking for two vehicles, a valuable asset in the village. Cullingworth is known for its community spirit and scenic surroundings, making it a wonderful place to call home. Whether you are a first-time buyer or looking to downsize, Well Cottage is a property that combines comfort, practicality, and a touch of charm. Do not miss the chance to make this delightful house your new home.



### ENTRANCE HALLWAY

With tiled entrance flooring, cream carpet, cream painted walls, wallpapered feature wall, double radiator and light point.

### KITCHEN

With grey tiled flooring, white painted walls, cream kitchen units, granite worktops, Range Master cooker, double stainless steel sink with mixer tap, fridge/ freezer, dishwasher, double radiator and two light points.

### LIVING ROOM

With cream carpet, cream painted walls, feature wallpapered wall, living flame fire with surround, three radiators, two wall lights and ceiling light point.

### DINING ROOM

With cream carpet, cream painted walls, integral mat, patio doors, double radiators and light point.

### CLOAKROOM

With grey tiled flooring, cream painted walls, mirrored wall, splash back tiles, white WC, white handbasin, mirror cabinet and spotlights.

### LANDING

With cream carpet, cream painted walls, wallpapered feature wall, double radiator and light point.

### MASTER BEDROOM

With cream carpet, cream walls, two double radiators, wardrobes, double bed, drawer units, light point and loft access.

### SECOND BEDROOM

With cream carpet, cream painted walls, fitted wardrobes, drawer unit, double radiator and light point.

### BATHROOM

With grey tiles flooring, grey tiled walls, white three piece bathroom suite, walk in shower cubicle, shave point, chrome towel heater, extractor and spotlights.

### Garden

Paved garden with garage and paved driveway.

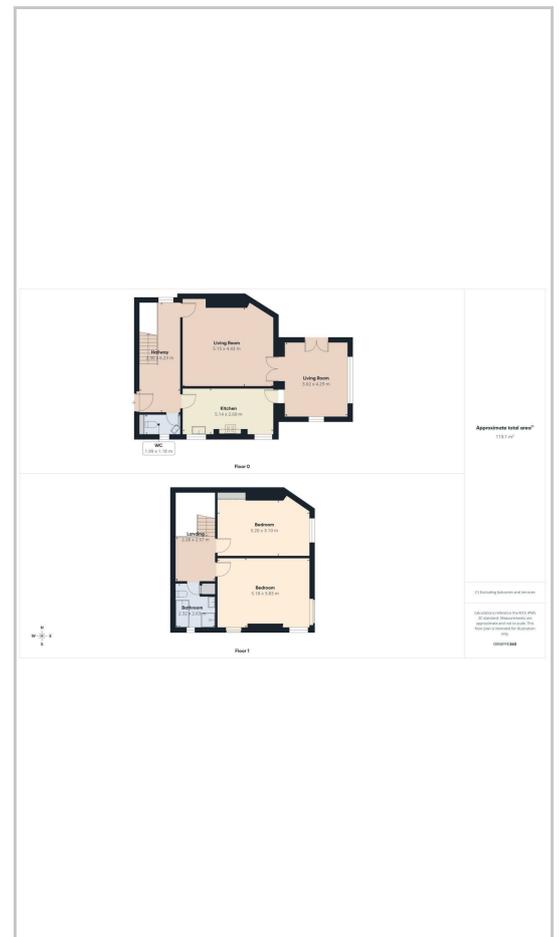
N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

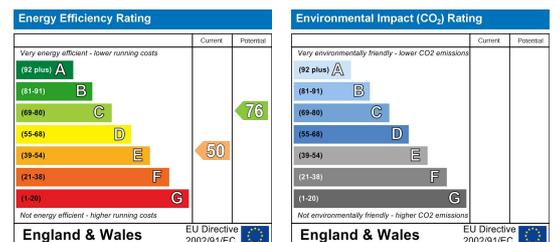
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.