



**Hallas Bridge, Cullingworth Bradford BD13 5BT**

*welcome to*

**Hallas Bridge, Cullingworth Bradford**

A charming cottage offering characterful accommodation arranged over three floors. The property features a welcoming living space, two bedrooms, a house bathroom and the added benefit of a private balcony, all within easy reach of local amenities & countryside walks



This charming cottage is situated in the quiet hamlet of Hallas Bridge, close to Cullingworth, Wilsden and Harden, The location offers a peaceful setting while remaining within easy reach of local amenities, well-regarded schools, countryside walks and transport links to surrounding towns.

The property provides characterful accommodation arranged over three floors, blending traditional charm with practical living.

The ground floor welcomes you through a useful entrance porch into a warm and inviting living room, where a curved bay window allows natural light to fill the space. A thoughtfully arranged kitchen offers ample room for everyday cooking, complemented by a convenient ground floor WC.

To the first floor is a generously proportioned main bedroom with access to a private balcony, providing a pleasant spot to enjoy fresh air and open views.

The second floor hosts a further well-sized bedroom along with the house bathroom, creating a flexible layout ideal for couples, small families or home working.

Externally, the property benefits from a range of detached features, including a garage, private garden, workshop/garden kitchen with power, greenhouse and garden shed. These spaces add excellent versatility for storage, hobbies or outdoor living and are an important complement to the main dwelling.

Overall, this delightful cottage combines village living with everyday

### **Ground Floor W.C**

### **Ground Floor Kitchen**

16' 2" x 5' 2" ( 4.93m x 1.57m )

### **Ground Floor Living Room**

16' 8" x 12' 8" ( 5.08m x 3.86m )

### **Ground Floor Porch**

### **First Floor Bedroom 1**

16' 7" x 13' 3" ( 5.05m x 4.04m )

### **First Floor Balcony**

17' 3" x 5' 3" ( 5.26m x 1.60m )

### **Second Floor Bedroom 2**

16' 9" x 9' ( 5.11m x 2.74m )

### **Second Floor Bathroom**

9' x 7' 10" ( 2.74m x 2.39m )



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## Hallas Bridge, Cullingworth Bradford

- Charming stone-built cottage
- Accommodation arranged over three floors
- Characterful living room with bay window
- Fitted kitchen
- Useful ground floor WC and first floor house bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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