

REDUCED

Offers in Region of £210,000  
Freehold



## 27a Highfield Terrace, Cullingworth, Bradford. BD13 5HR

- 2 Bed Modern End Town House Built in 2021
- UPVC Double Glazing- Gas Central Heating - Alarm
- Lounge - Dining Kitchen - Downstairs W.C
- No Seller Chain
- Off Road Parking for Two Vehicles & EV Charging Point
- Gardens Front & Rear
- Recently Redecorated Providing Ready to Move into Accommodation





## PROPERTY DESCRIPTION

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**\*\* Check out the video tour\*\***

Modern end terrace built in 2021, situated in the popular Cullingworth village. The village itself is steeped in local history. There are many countryside walks close by with the Great Northern Railway Trail on the doorstep. Part of the catchment of the well regarded Parkside Primary and Secondary Schools. Within walking distance of local amenities such as Co-op Supermarket, Post Office, Butchers, Chemist and Hairdressers.

Having all the modern conveniences that you would expect from a new build; UPVC double glazing, gas central heating, intruder alarm and spacious accommodation throughout. Recently redecorated to provide ready to move into accommodation. Briefly comprises; entrance, lounge, dining kitchen and downstairs w.c to the ground floor. Two double bedrooms and bathroom to the first floor. Outside, there is off road parking for two vehicles with electric charger point and garden to the front and rear.

Council tax band A. Offered with no Seller chain, therefore a quick completion can take place if necessary.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 16 mbps & Superfast 35 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>





## ROOM DESCRIPTIONS

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### Entrance

Entrance door to the front, stairs to the first floor and down lighters. Radiator.

### Lounge

Double glazed window to the front, radiator, down lighters and television point.

### Dining Kitchen

Range of white high gloss base and wall units having a complimentary work surface over. Electric oven, gas hob and extractor hood. Logic gas boiler, plumbing for washing machine and down lighters. Part tiled walls plinth lighting and radiator. Double glazed windows and door to the rear. Television point.

### Downstairs W.C.

2 piece suite in white comprising of vanity sink unit and low level w.c. Part tiled walls and radiator.

### First Floor

#### Landing

Access to loft space. Downlighters and walk in store cupboard.

#### Bedroom 1

Double glazed window to the front, radiator and down lighters.

#### Bedroom 2

Double glazed window to the rear, radiator and down lighters.

### Bathroom

3 piece suite in white comprising of a panelled bath having a mains shower over, back to wall pan w.c and sink set within a high gloss white unit. Chrome heated towel rail, part tiled walls and double glazed window to the front.

### Outside

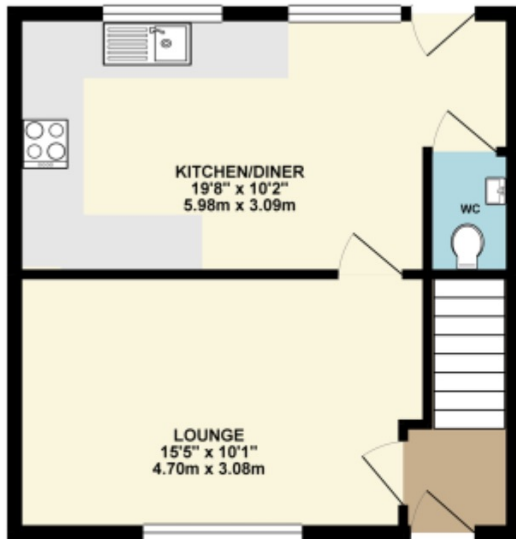
#### Gardens

To the front there is a tarmac driveway. Hedge and fence boundaries. To the rear, there is a paved walkway with right of way for neighbours and enclosed rear lawned garden with patio.

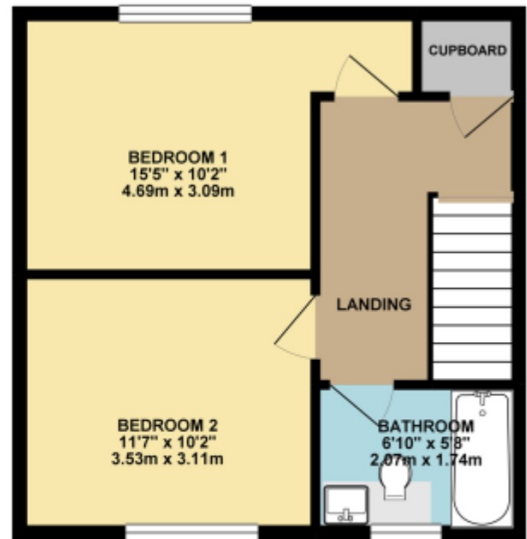


# FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	82	
(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, Scotland & Wales	EU Directive 2002/91/EC	

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