

# HUNTERS®

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## Wood View

Cullingworth, Bradford, BD13 5AJ

Asking Price £350,000



An exceptional stone built end of terrace home providing superb family accommodation of significant quality in a very convenient location close to nearby Cullingworth village centre, its amenities, primary and secondary school and transport connections.

Tastefully appointed and superbly maintained, this mature five bedroom home, offers an excellent opportunity for a variety of potential purchasers to acquire an impressive property. Offering a flexible ground floor, and having its well laid out accommodation planned across three floors, plus the addition of a superb lower ground floor basement which has a separate entrance (which would provide an excellent space for a dependent relative) and utility, the most attractive substantial home can only be fully appreciated, upon an internal inspection.

Comprising; entrance into entrance porch and hall with feature stained glass windows, lounge with impressive bay window and open fire, and dining kitchen with modern wall and base units with work surfaces over and multi fuel stove completing the ground floor. To the first floor are three double bedrooms and house bathroom, while to the second floor are two further double bedrooms and additional shower room facilities. Externally are beautiful gardens to the front (there is a right of access across the front garden) gardens to the rear, off street parking and detached garage.

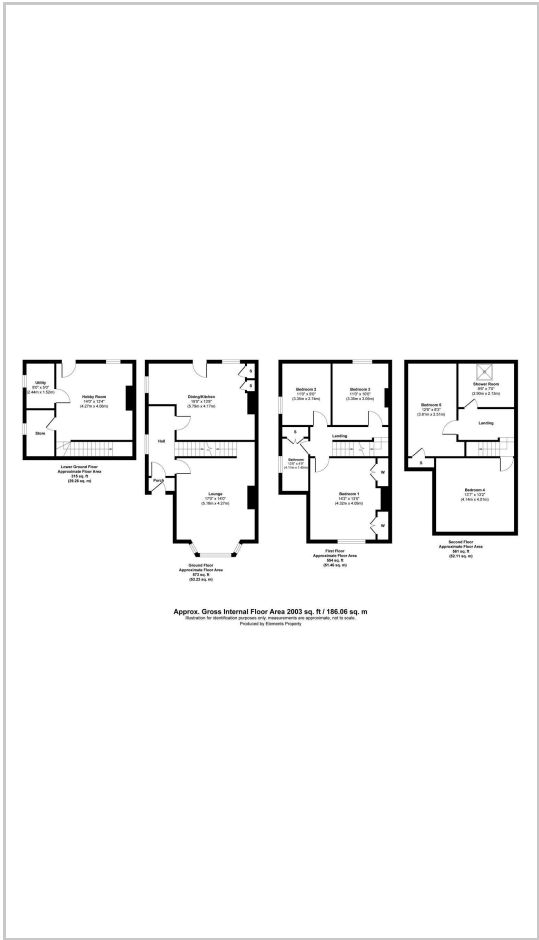




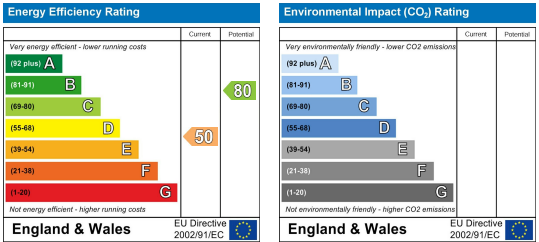
Area Map



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.