



Hewenden Drive, Cullingworth Bradford BD13 5FJ

holroyds

welcome to

Hewenden Drive, Cullingworth Bradford

Immaculately presented throughout, this spacious four bedroom detached property occupies a desirable position within a highly sought after residential development on the edge of the popular village of Cullingworth. Offering well-proportioned accommodation arranged over two floors.



Entering the property, the welcoming entrance hall provides access to the main living accommodation, a useful downstairs WC and stairs rising to the first floor. The spacious living room is filled with natural light and has been beautifully maintained, providing a comfortable space for relaxing.

The open plan kitchen diner provides a fantastic everyday living and entertaining space. The kitchen is fitted with a range of modern wall and base units, integrated appliances and ample preparation space, while the dining area benefits from French doors opening directly onto the rear garden. A separate utility room provides useful additional practicality.

To the first floor are four well-presented bedrooms and the house bathroom. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms offer versatile accommodation for family members, guests or home working. The stylish house bathroom is fitted with a three-piece suite, incorporating a shower over the bath.

Externally, the property continues to impress with well maintained enclosed gardens to the rear, featuring lawned areas, mature planting and a paved patio, creating an attractive and practical outdoor space. To the front, a private driveway provides off-road parking and leads to the integral garage.

Overview

Statement



view this property online holroydsestateagents.co.uk/Property/BNG103426



welcome to

Hewenden Drive, Cullingworth Bradford

- Immaculately Presented Four Bedroom Detached
- Highly Sought After Residential Development
- Popular Village Location of Cullingworth
- Principal Bedroom with Ensuite Shower Room
- Driveway & Integral Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in the region of

£380,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG103426



Property Ref:
BNG103426 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

holroyds



01274 566837



bingley@holroydsestateagents.co.uk



146 Main Street, BINGLEY, West Yorkshire,
BD16 2HL



holroydsestateagents.co.uk