



**14 Castle Stead Drive, Cullingworth, Bradford, BD13 5FD**

**£330,000**

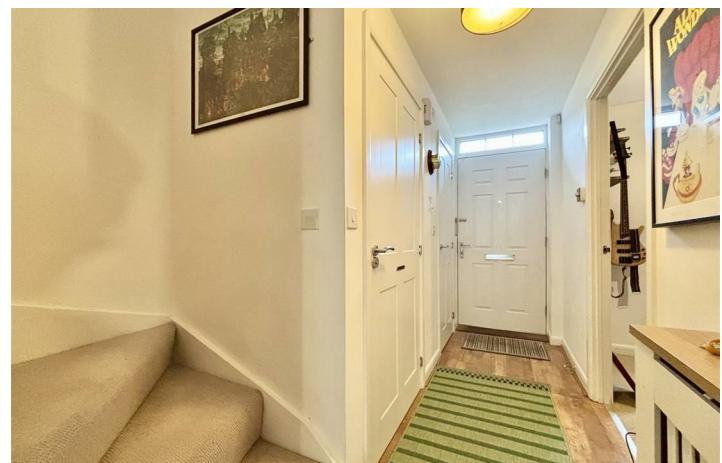
- MODERN THREE STOREY SEMI DETACHED
- TWO BATHROOMS
- SINGLE GARAGE
- POPULAR DAVID WILSON DEVELOPMENT
- B RATED ENERGY CERTIFICATE
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR WC
- DRIVE FOR 2-3 CARS
- DESIRABLE CULLINGWORTH LOCATION
- GROUND FLOOR OFFICE/STUDY

# 14 Castle Stead Drive, Bradford BD13 5FD

\*\* FOUR BEDROOM SEMI DETACHED \*\* SET OVER THREE FLOORS \*\* FOUR DOUBLE BEDROOMS \*\* TWO BATHROOMS \*\* SOUGHT AFTER DEVELOPMENT \*\* Bronte Estates are delighted to offer for sale this modern three storey semi detached on the popular Hewenden Ridge development in Cullingworth. With flexible accommodation, off-road parking, garage and a woodland outlook to the rear, we're sure this one will be popular. Briefly comprising of: Ground Floor - Entrance Hall, Kitchen with open plan living space, Office and a WC. To the First Floor are two double Bedrooms, one with En-suite and to the Second Floor - two further double Bedrooms and a family Bathroom. Early viewing is advised.



Council Tax Band: D



## Ground Floor

### Entrance Hall

Stairs lead off to the first floor, central heating radiator and doors to the kitchen, office/study, WC and a utility cupboard.

### Kitchen / Open Plan Lounge

24'7" x 13'5"

A modern fitted kitchen comprising of a good range of base and wall cabinets, laminate work surfaces and tiled splash-backs. Integrated appliances include a fridge-freezer, dishwasher, electric oven & grill, induction hob and extractor over. Stainless steel sink and drainer, useful under stairs storage cupboard and being open to:

### Lounge Area

Bay window to the rear elevation with floor to ceiling windows and French doors leading out to the garden. Two central heating radiators.

Currently being used as a dining room (one of the bedrooms is being used as a first floor lounge).

### Office / Study

7'10" x 6'6"

Window to the front elevation and a central heating radiator.

### WC

Ground floor WC with a corner pedestal washbasin, WC, window to the side elevation and a central heating radiator.

### Utility

Cupboard off the hallway with plumbing for a washing machine. Also housing the central heating boiler.

### First Floor

Stairs lead off to the second floor, boiler/airing cupboard and a central heating radiator.

### Bedroom One

11'9" x 10'2"

Two windows to the front elevation, wall-to-wall fitted wardrobes, central heating radiator and a door to:

### En-suite

Shower cubicle with glass door and a mains powered shower, pedestal washbasin, WC and a heated towel rail.

### Bedroom Two

13'5" x 10'9"

Currently used as a living room. Two windows to the rear elevation and two central heating radiators.

### Second Floor

Landing area with access to the loft space via a pull down ladder. Doors to two further bedrooms and a bathroom.

### Bedroom Three

13'5" x 12'1"

Velux roof window with integrated blind and a dormer window to the front elevation. Central heating radiator.

### Bedroom Four

13'5" x 10'9"

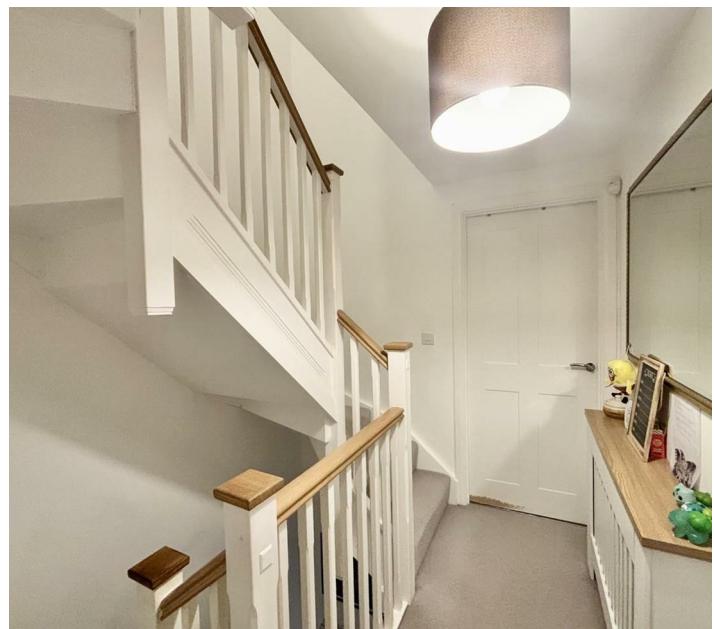
Large dormer window to the rear elevation with woodland views and a central heating radiator.

### Bathroom

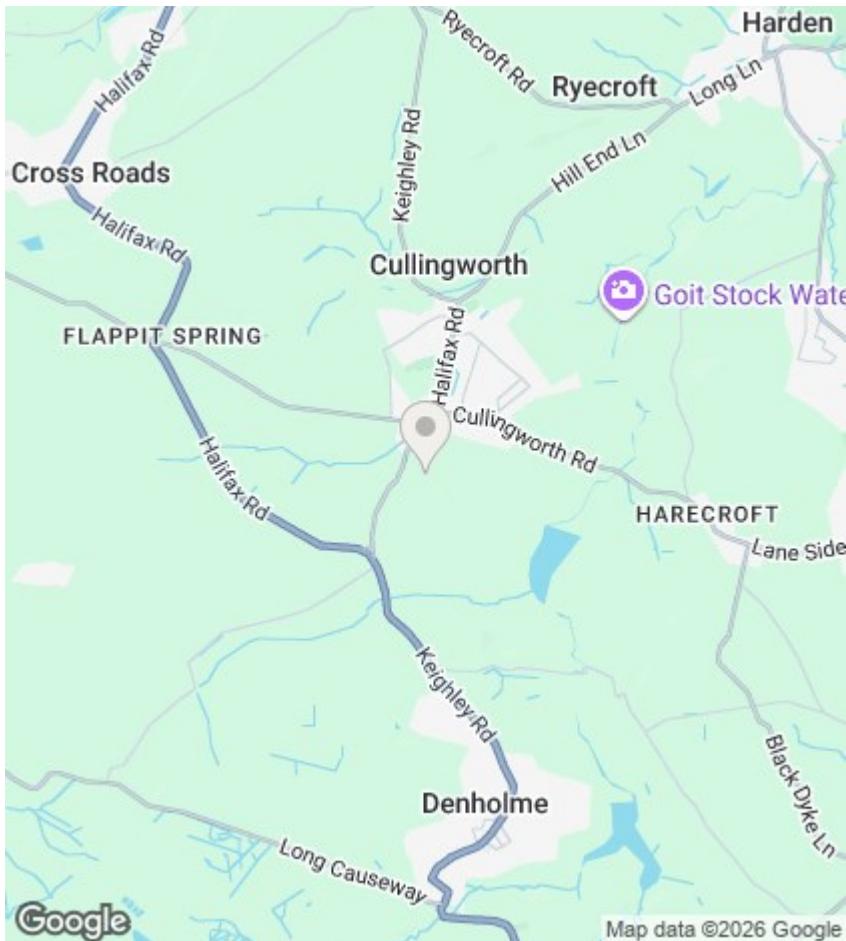
White three piece bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a WC. Heated towel rail.

### External

To the front of the property is a low maintenance garden area with hedging and a bin store. To the side is an open-plan driveway with parking for two-three cars and access to the garage. To the rear is a good sized garden, mainly laid to lawn with a paved area, outside tap, flower bed, plus a decked patio seating area with pergola and outside power point.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	94
EU Directive 2002/91/EC		

