



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"

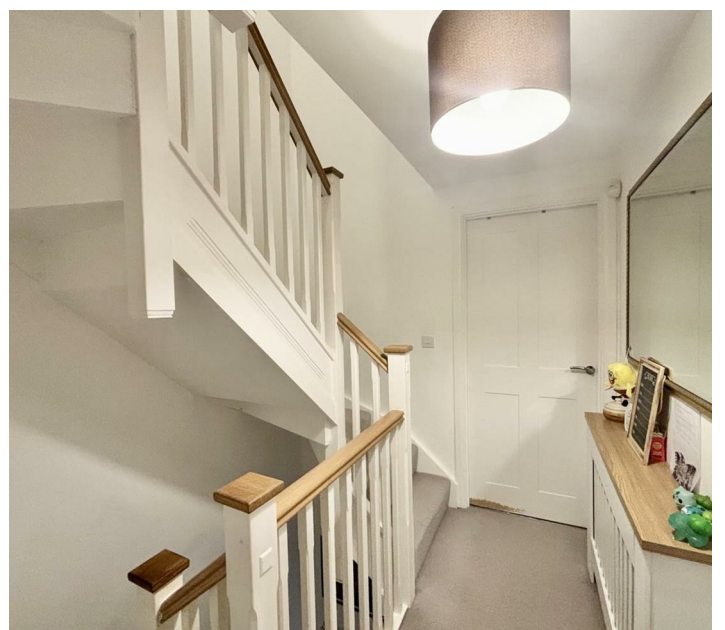
Large dormer window to the rear elevation with woodland views and a central heating radiator.

Bathroom

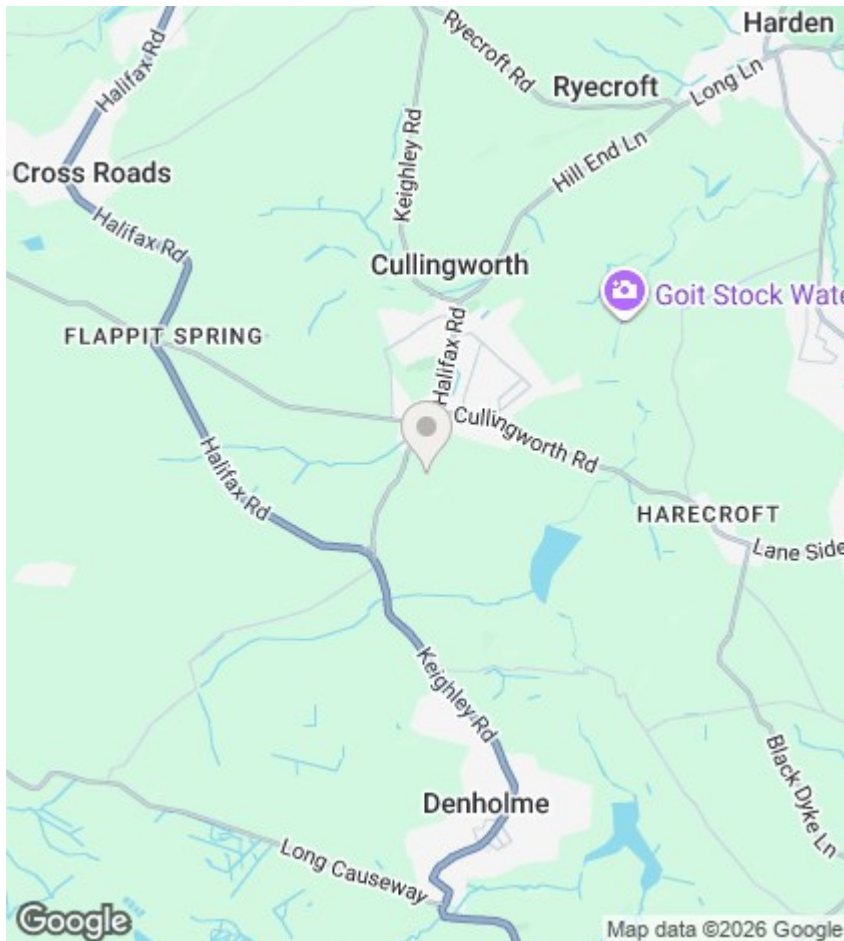
White three piece bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a WC. Heated towel rail.

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		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025

