



Haworth Road,  
Cullingworth, BD13  
5DU  
£150,000  
2 Bedroom House  
EPC Rating: D



**\*\*\*INVESTMENT OPPORTUNITY\*\*\*** A beautiful character cottage which has been MODERNISED to an EXCEPTIONALLY HIGH STANDARD. This superb property boasts STYLISH FIXTURE and FITTINGS, two bedrooms and is situated in a DESIRABLE VILLAGE LOCATION. The BEAUTIFUL CHARACTER COTTAGE has accommodation which is planned over two floors with TWO GOOD SIZED BEDROOMS, a MODERN and STYLISH FINISH THROUGHOUT, making an excellent purchase for a WIDE VARIETY OF BUYERS including FIRST TIME BUYERS, BUY TO LET INVESTORS, YOUNG PROFESSIONALS ALIKE and/or USE AS A HOLIDAY LET. The current owners of the cottage have capitalized on the FANTASTIC LOCATION of the property and use it as a HOLIDAY LET and have had to CLOSE OFF THE DIARY DUE TO SUCH HIGH DEMAND! Not only this but the property is in the CATCHMENT AREA for WELL-REGARDED SCHOOLS, CLOSE TO ALL LOCAL AMENITIES and PERFECTLY SITUATED FOR COUNTRYSIDE WALKS to Haworth and more locally the Goit Stock Waterfall. The attractive living accommodation briefly comprises of, stylish modern kitchen featuring a range of beautiful base units with complementary work surfaces over. There is a generously sized lounge with a beautiful exposed feature stone wall. Leading to the first floor there are two double bedrooms along with a modern house bathroom. Outside there is a small frontage with no garden at the rear. The property is DELIGHTFULLY SITUATED on the edge of Cullingworth Village making commuting very convenient to any West and North Yorkshire business centres which include Keighley, Bingley, Skipton, Bradford, Halifax and Leeds.

## **GROUND FLOOR**

### **KITCHEN**

Entering to the front of the property in to a beautiful and contemporary fully fitted kitchen with a mixture of wall and base units, equipped with an electric oven, gas hob, plumbing and space for all appliances leading to the living room and stairs to first floor.

### **LIVING ROOM**

Residing to the front of the property is a gorgeous, characterful living room with wood flooring, an exposed stone feature wall and fireplace with wood-burner effect electric fire, double glazed window to front and gas central heating.

### **FIRST FLOOR**

#### **BEDROOM ONE**

Large double bedroom, in keep with the rest of the houses cottage feel, with double glazed windows to the front and gas central heating radiator.

#### **BEDROOM TWO**

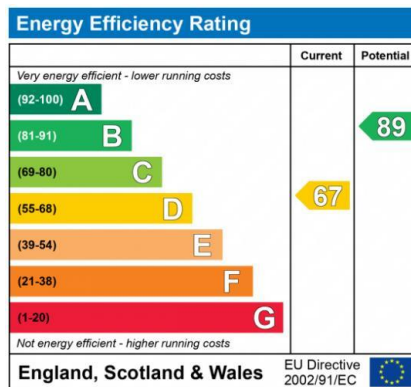
A smaller second bedroom the to rear elevation of the property with double glazed window, gas central heating and enough space to currently have a double sofa bed.

#### **BATHROOM**

Modern and stylish fully fitted bathroom with three piece suite comprising a bath with shower over, wash hand basin with mixer taps and vanity unit under and pedestal w.c.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**AGENTS NOTES:**

**Referral fees:**

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Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

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