



**Roydwood Terrace, Cullingworth Bradford BD13 5HL**

*welcome to*

**Roydwood Terrace, Cullingworth Bradford**

A charming three-storey property featuring a ground floor W.C., kitchen, living room with electric log burner and a bright conservatory. The first floor offers Bedroom Two and large bathroom with a free standing bath and separate shower cubicle. The top floor boasts a spacious Bedroom One.



GROUND FLOOR – Entrance hall with convenient w.c., plumbing for a washing machine and a well-fitted kitchen featuring a Bosch electric oven and hob. There's also a good-sized walk-in under-stairs storage cupboard.

The living room is a cosy space with a fireplace, electric log burner and built-in drawer/display unit.

To the rear, a bright conservatory fills the space with natural light and opens onto the garden.

FIRST FLOOR – Includes the family bathroom and Bedroom Two.

The bathroom offers a Victorian-style roll-top bath, pedestal basin, w.c. and walk-in shower.

Bedroom Two overlooks the lovely rear garden and woodland beyond, with a pedestal basin, corner fireplace and under-stairs cupboard.

SECOND FLOOR – Dedicated to Bedroom One, a generous room with a Velux skylight overlooking the cricket ground. It includes a pedestal basin, cupboard and charming sloped ceilings.

OUTSIDE – A good-sized rear garden accessed via the conservatory, with a paved patio for outdoor dining and a path leading to the lower garden area.

This charming mid-terraced home in Cullingworth enjoys views over the cricket ground to the front and woodland to the rear. Set in a quiet yet central village location, it blends character and modern comfort across three floors—an excellent choice for those seeking a welcoming home in

## Ground Floor W.C

## Ground Floor Hall

## Kitchen

9' 3" x 9' 3" ( 2.82m x 2.82m )

## Living Room

14' 6" x 12' ( 4.42m x 3.66m )

## Conservatory

12' x 8' 4" ( 3.66m x 2.54m )

## Bedroom 2

12' 8" x 11' 11" ( 3.86m x 3.63m )

## Bathroom

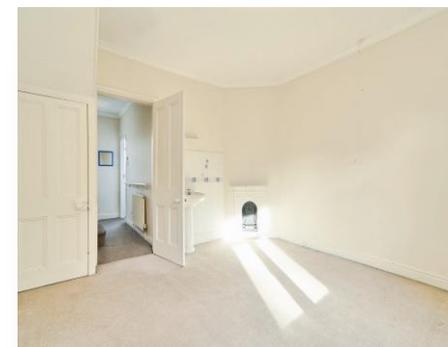
12' x 6' 1" ( 3.66m x 1.85m )

## Bedroom 1

16' 1" x 12' 1" ( 4.90m x 3.68m )

## Eaves Storage

12' 1" x 3' 7" ( 3.68m x 1.09m )



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## Roydwood Terrace, Cullingworth Bradford

- Mid-terraced property in Cullingworth with three-storey layout
- Gas fired central heating throughout
- Ground floor W.C. and entrance hall
- Kitchen and living room with electric log burner
- Bright conservatory opening to rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£160,000**



Please note the marker reflects the postcode not the actual property

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