



## Hope Hill View, Cottingley, Bingley, BD16 1RJ

- Three Bedrooms
- Very Well Presented
- Nearby Amenities
- Gardens to Front and Rear
- Council Tax Band C
- Semi Detached Home
- Excellent Residential Location
- Close to Bus Stops
- Ample Off Street Parking
- EPC Rating

**Asking Price £225,000**





# Hope Hill View, Cottingley, Bingley, BD16 1RJ - Asking Price £225,000

## DESCRIPTION

A very well appointed three bedroom semi detached home situated in a well regarded residential location, close to nearby local amenities and transport connections.

The spacious home comprises entrance hall, lounge with feature living flame gas fire, under stairs storage and open plan dining space with access to the well equipped kitchen which provides access to the rear garden. To the first floor are three bedrooms with bedrooms one and two benefiting from mirror fronted wardrobes and the modern house bathroom. Externally is off street parking for several motor vehicles and a lawn to the front with hedge boundaries and an excellent garden to the rear, with a large lawn and separate patio areas.

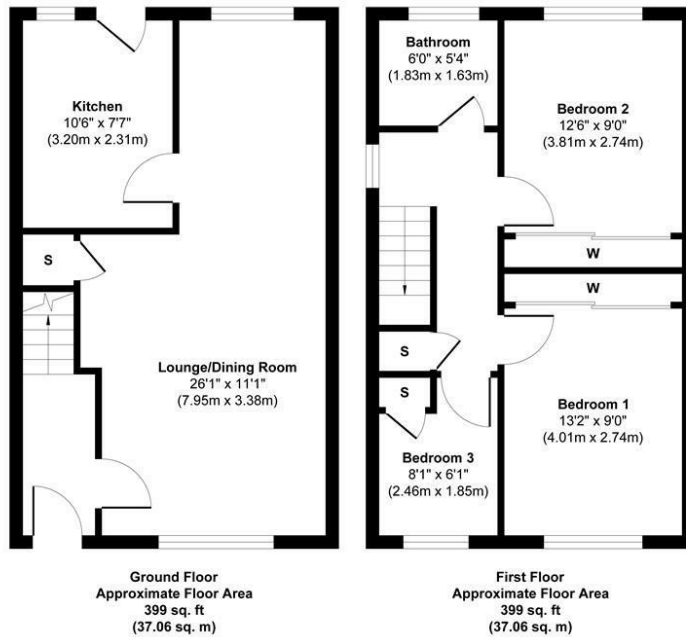
Cottingley is a popular and well established residential neighbourhood. The town of Bingley is some 2 miles distant, where there is a broad range of everyday amenities, primary and secondary schools and recreational facilities. Bingley provides a frequent direct rail service to Leeds, Bradford and Skipton.











Approx. Gross Internal Floor Area 798 sq. ft / 74.12 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Viewings

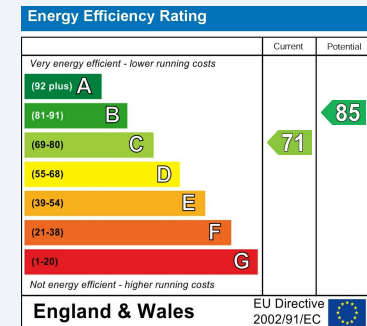
Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

