

# HUNTERS®

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## Stable Mews

Cottingley, Bingley, BD16 1US

Asking Price £495,000



A stunning four bedroom character property, situated in a very discreet position on the periphery of Cottingley village. Occupying an enviable position in approximately an acre of woodland, the superb conversion offers any would be purchaser a home which seamlessly blends contemporary styling with impressive traditional features.

The mature home which has been converted to an exceptional level, should be viewed to be fully appreciated and comprises; entrance hall, an impressive lounge with feature wood burner, a comprehensively equipped dining kitchen which will undoubtedly be the heart of the home a ground floor double bedroom, a WC and a utility room. To the first floor the spacious landing which is currently used as a home office, provides access to the principal bedrooms, the master provides ample storage both under eaves and wardrobes, and a modern ensuite shower room, there are two further double bedrooms one has access to a useful loft space, and a beautiful house bathroom. Externally is a walled garden, four parking spaces and the woodland beyond.

The property is accessed from Woodside Avenue in Cottingley via a meandering lane which serves other high caliber conversions away from the main village.



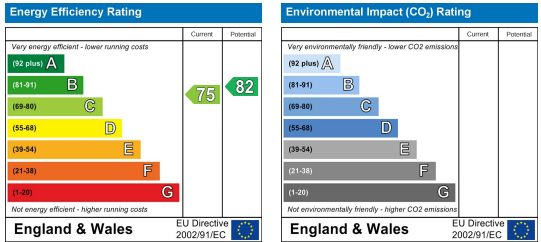
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.