



Ghyll Wood Drive, Cottingley, Bingley, BD16 1NF

- Popular Location
- Good Size Garden
- Rear Sun Room
- 3 Bedrooms (inc attic room)
- Modern Breakfast Kitchen
- Driveway and Garage with Utility Area

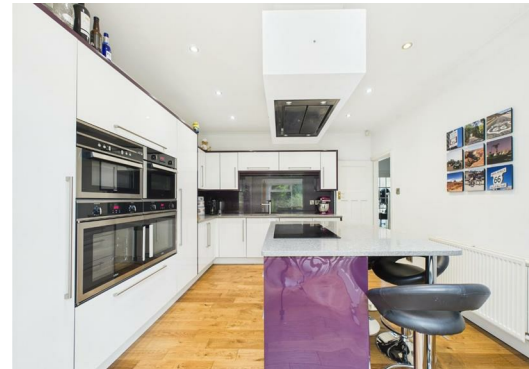
Asking Price £365,000



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DESCRIPTION

Situated on the sought-after Ghyll Wood Drive in Cottingley, this well-presented home offers convenient access to a range of local amenities, excellent transport links, and highly regarded primary and secondary schools. The property features an inviting entrance hall, a comfortable lounge, and a modern breakfast kitchen complete with integrated appliances. A generous sun room at the rear provides views over the garden and creates an ideal space for relaxation or entertaining. Upstairs, there are two well-proportioned bedrooms, a study with a staircase leading to a versatile attic room. Outside, the home boasts good-sized gardens to both the front and rear, offering scope for extension subject to the necessary planning permissions. Additional benefits include off-street parking, a driveway, and a garage with a useful utility area to the rear. Located in a popular residential area, Cottingley offers a variety of village amenities, recreational spaces, and a regular bus service to Bingley, which provides further shops, bars, restaurants, and a direct rail link to Leeds, Bradford, and Skipton.

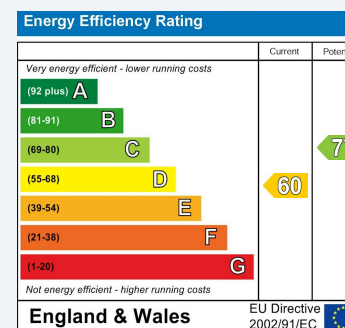






ENERGY PERFORMANCE CERTIFICATE

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.

Viewings

Please contact 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.