



## Fairy Dell, Cottingley, Bingley, BD16 1PP

- Superb Semi Detached Home
- Excellent Cul De Sac Position
- Will Appeal to a Variety of Purchasers
- Ample Parking and Garage
- EPC Rating
- Extended to the Ground Floor
- Impressive Open Plan Dining Kitchen with Sun Room off
- Secure Gated Driveway
- Viewing Advised
- Council Tax Band C

**Asking Price £269,950**





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## DESCRIPTION

An excellent opportunity to acquire a superbly appointed and well maintained family home in a highly sought after cul de sac in a popular village location.

The well established home which is well positioned at the top of the cul de sac is ideally situated for the amenities of the village, the well regarded primary and secondary schools locally, as well as the transport links to nearby larger towns and villages, The impressive home offers a versatile layout and must be viewed to be fully appreciated. It comprises, entrance hall, excellent lounge with feature gas fire, well equipped dining kitchen with open plan sun room off, to the ground floor. To the first floor are three bedrooms and house bathroom.

Externally are private gardens to the front, rear and side, ample off street parking to the front and a detached single garage.

Cottingley is a sought after village and provides many village amenities, It is served by regular bus services to Bingley, where this is a broader range of ever day amenities, large chain supermarkets and a regular rail service to Leeds, Bradford and Skipton.



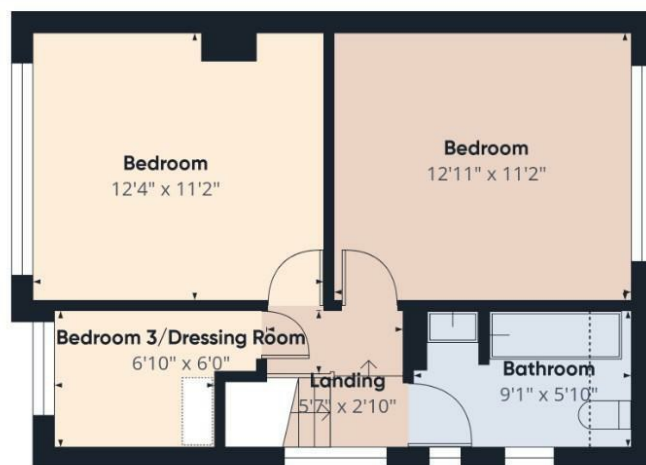








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
935 ft<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

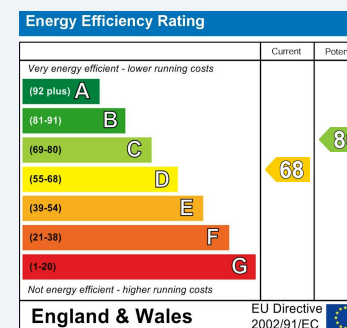
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## 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](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.