

HUNTERS®

HERE TO GET *you* THERE



Grange Park Road

Cottingley, Bingley, BD16 1NP

Asking Price £379,000



A beautifully presented detached family home with spacious accommodation being very well maintained throughout and offering flexible family living accommodation over two floors, with the addition of an exceptionally useful storage room/workshop.

The unique home comprises; entrance hallway, living room with far reaching views, a good size dining room, well equipped kitchen, study/snug, a ground floor bedroom, and a ground floor shower room/utility. To the first floor are three good sized bedrooms, house bathroom and walk in cupboard/wardrobe. Externally the property offers ample parking to the front with access to the workshop space which also boasts electric vehicle charging point. To the rear of the property there is a low maintenance, enclosed garden and paved patio seating area and summer house.

Grange Park Road is located on the periphery of Bingley and affords convenient access for the towns many amenities, local primary and secondary schools and excellent transport links for the commuter.



Floor -1	Floor 0	Approximate total area? 10,000 m² Residential footprint: 10,000 m²
Floor 1		Calculating footprint and volume Residential footprint = 10,000 m² 80% of the volume of the building is used for residential purposes. The remaining 20% is used for other purposes. The total volume of the building is 10,000 m³. The volume of the residential part is 8,000 m³. The volume of the other part is 2,000 m³. © 2020 GBC

Energy Efficiency Rating

Rating	Current	Potential
(82-plus) A		
(81-91) B		
(80-89) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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