

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roundhill Avenue

Cottingley, Bingley, BD16 1PH

Asking Price £265,000



This spacious three-bedroom semi-detached home is ideally located in the popular residential area of Cottingley, offering convenient access to local schools, transport links, and a wide range of amenities. The property features an inviting entrance hallway leading into a generously sized living room with a charming feature fireplace, dining area, and kitchen fitted with sleek high-gloss units and a useful larder cupboard. A bright conservatory provides additional living space and opens onto a well-maintained, enclosed rear garden. Upstairs, the accommodation includes two double bedrooms, a single bedroom, and a contemporary family bathroom with a separate WC. Outside, the property benefits from a driveway, a pleasant front garden, and a private rear garden ideal for relaxing or entertaining. Cottingley is a well-regarded village location with a variety of amenities, recreational facilities, and excellent bus links to Bingley, which offers larger shopping options, bars, and restaurants, along with direct rail access to Leeds, Bradford, and Skipton. EPC Rating D. Council Tax Band C.



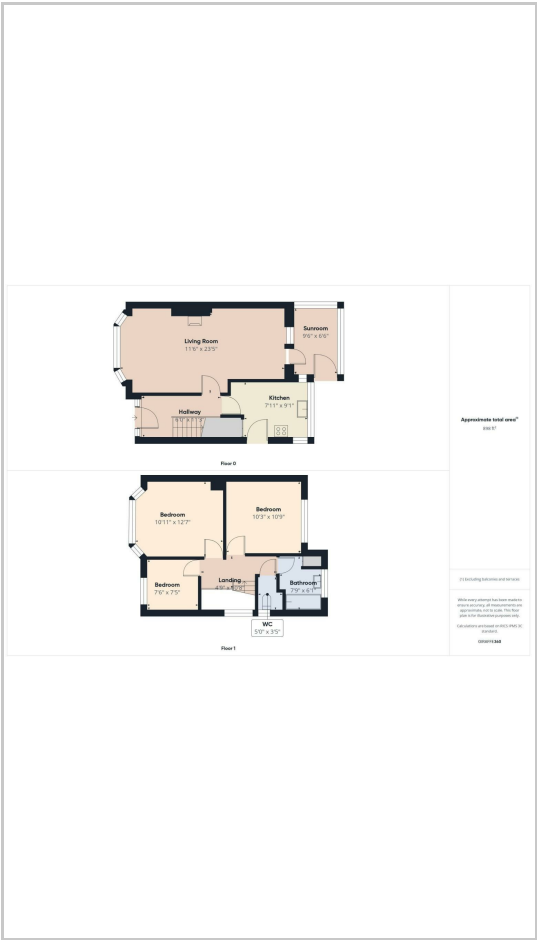
N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

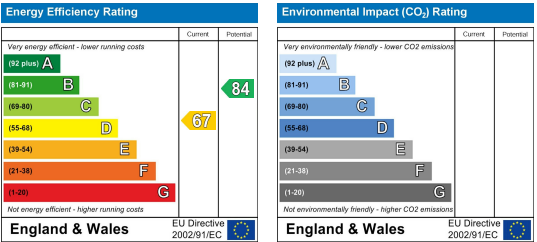
Area Map



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.