

property details **approval form**

96 March Cote Lane, Bingley, West Yorkshire, England, BD16 1TH

Date: 01 May 2025

Property Ref and Version: BNG102614 - 0001

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £200,000

Tenure: Freehold

>> **key features**

- > End town house family home
- > Three well-proportioned bedrooms
- > Modern kitchen diner
- > Cosy and inviting lounge
- > Enclosed rear garden ideal for summer
- > Front garden with parking potential
- > Sought-after Cottingley location
- > Excellent transport links near Shipley, Bingley & Saltaire
- > EPC Rating: D

>> **short description**

Stylish three-bedroom townhouse in sought-after Cottingley, close to top schools, Saltaire, and train links to Shipley and Bingley. Features a cosy lounge, modern kitchen diner, enclosed rear garden perfect for summer, and front garden with parking potential.

>> **long description**

This beautifully presented three-bedroom townhouse is situated in the popular residential area of Cottingley, ideally positioned for families and commuters alike. Decorated to a good standard throughout, the property offers a warm and welcoming entrance hall, a cosy lounge perfect for relaxing, and a modern kitchen diner ideal for everyday living and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom. The home boasts a generously sized enclosed rear garden, perfect for summer gatherings and outdoor enjoyment, while the front garden offers the potential to create off-street parking. Cottingley is well-regarded for its local amenities, reputable schools, and excellent transport links, with Shipley and Bingley train stations nearby, as well as the charming and historic village of Saltaire just a short distance away.

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>> **directions**

>> **Agent Note**

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>> **room description**

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>> **room description**

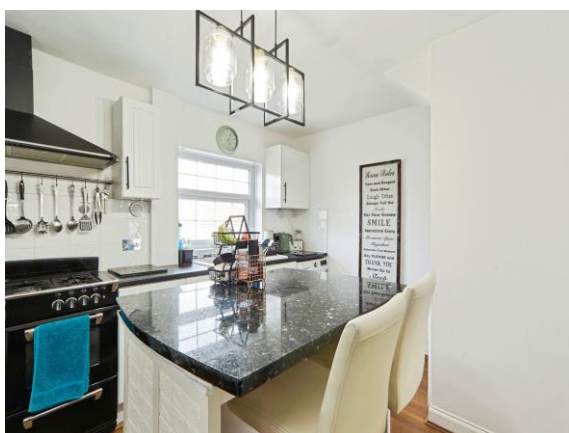
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>> **property images**



Your Holroyds office: 146 Main Street, BINGLEY, West Yorkshire, BD16 2HL
T 01274 566837 **E** bingley@holroydsestateagents.co.uk

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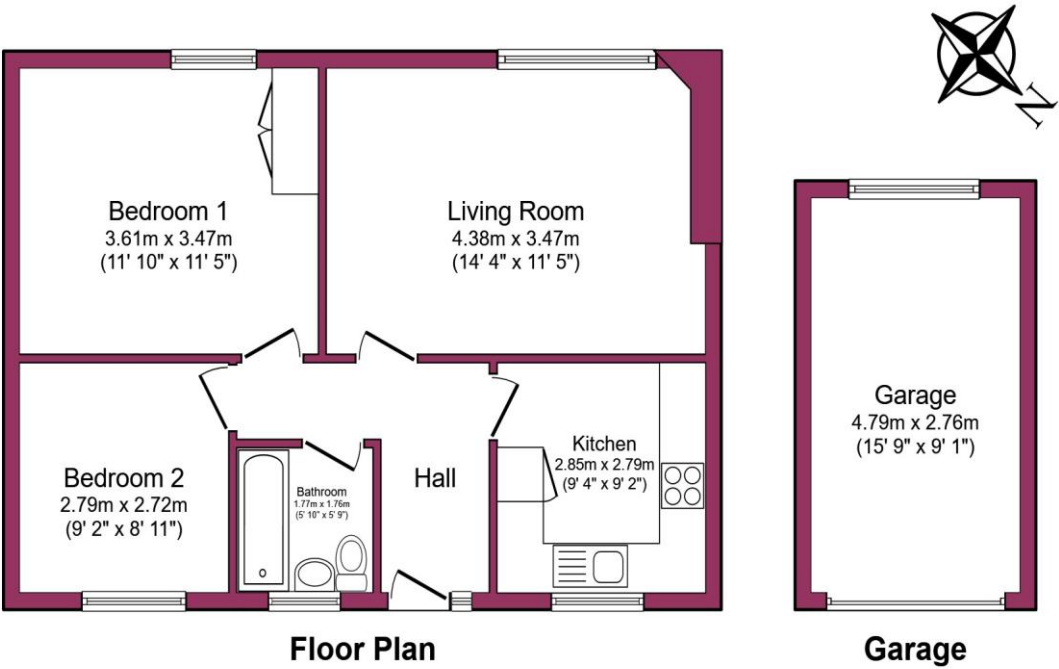
>> **property images**



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>> floor plan



Total floor area 69.6 m² (750 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
James Idle		
Miss M. Regan		