



**23 Woodside View, Bingley, West Yorkshire BD16 1RH**  
**Asking Price £249,950**

Welcome to Woodside View, located in Cottingley Village- a charming semi-detached house that exudes character and warmth. This delightful property, built in 1960, is nearby to excellent schools and local amenities including the local Doctor.

Upon entering, you are greeted by two reception rooms that offer ample space for entertaining guests or simply unwinding after a long day. The layout is thoughtfully designed, providing a seamless flow from one room to the next.

**Locate**  
The Property Experts

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**FRONT EXTERIOR**



**FRONT GARDEN**



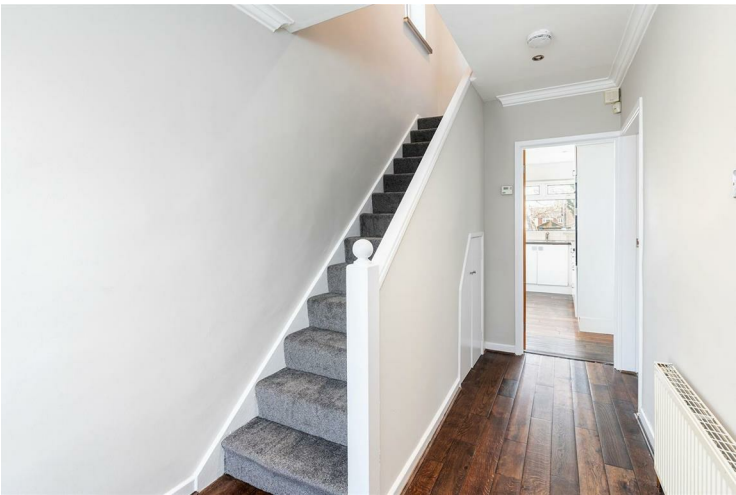
**BACK EXTERIOR**

**BACK GARDEN**

**BACK GARDEN ANGLE TWO**

**DRIVEWAY**

**ENTRANCE/VESTIBULE**



**KITCHEN**



**KITCHEN ANGLE TWO**

**LIVING ROOM**



**DINING ROOM**



**BEDROOM ONE**



GCH and DG, luxury carpet.

**BEDROOM ONE ANGLE TWO**



**BEDROOM TWO**



GCH and DG, luxury carpet.

**BEDROOM TWO ANGLE TWO**



**GARAGE**



**LANDING**



**BEDROOM THREE**



GCH and DG, luxury carpet.

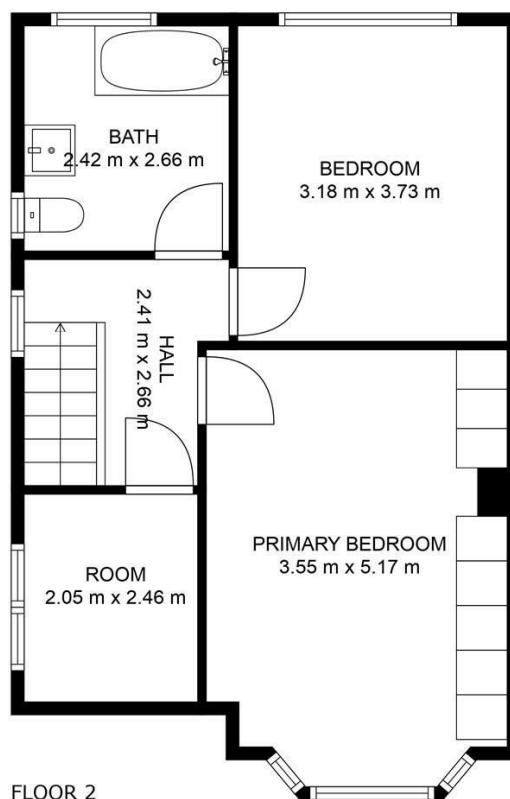
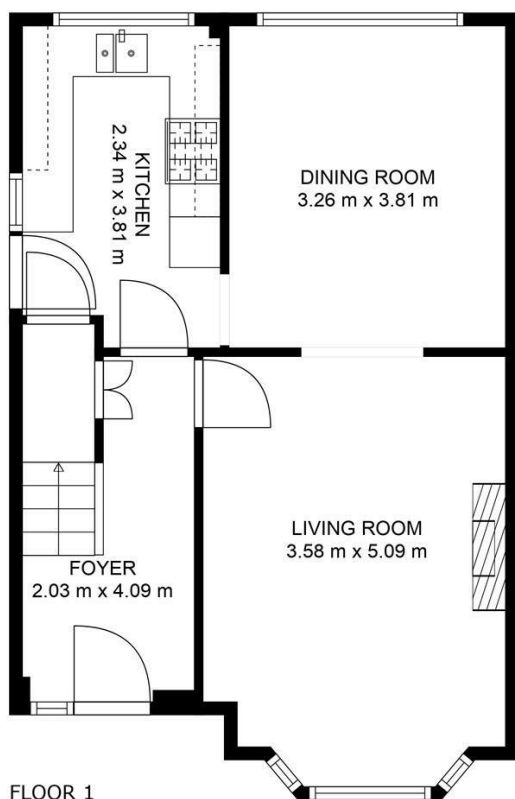
**FAMILY BATHROOM**



**EXTERIOR**

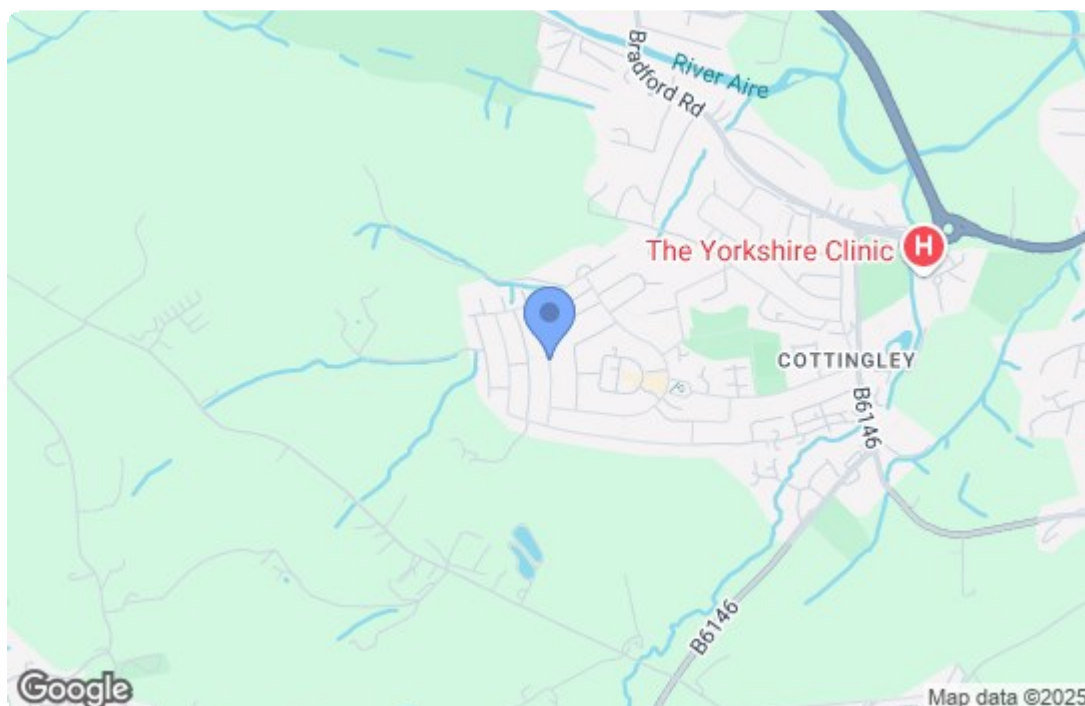






*bh*  
BEN HARRISON  
PHOTOGRAPHY

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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