







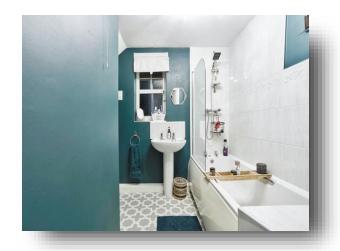


welcome to

Oberon Way, Cottingley Bingley

A fabulous TWO bedroom GROUND FLOOR apartment in a DESIRABLE LOCATION and having neutral decor and well proportioned rooms. Also benefiting from communal gardens and ALLOCATED PARKING. **Discounted Sale Ownership Purchasing 80% of the full market value - T&C's apply**













Entrance Hall

Having a built in storage cupboard housing the water tank, an electric storage heater and access to all rooms.

Lounge

15' 3" Max x 10' 2" Max (4.65m Max x 3.10m Max) A bright and airy room with a wall mounted electric fire, laminate flooring and uPVC double glazed doors to the rear leading out to the communal garden.

Kitchen

11' 10" Max x 5' 10" Max (3.61m Max x 1.78m Max) The kitchen offers a range of wall and base units with worksurfaces incorporating a sink and drainer with a tiled splashback. There are spaces for all appliances, electric storage heater and extractor fan.

Bedroom One

10' 6" Plus door recess x 9' 4" Max (3.20m Plus door recess x 2.84m Max)

A double bedroom with space for free standing furniture and having a feature wall and electric heater.

Bedroom Two

9' Into recess x 7' 5" Max (2.74m Into recess x 2.26m Max)

A good size room with space for free standing furniture and an electric heater.

Bathroom

A modern bathroom with tiling to splash areas and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, wc, decorative flooring, wall mounted heater and extractor fan.

Outside

There is access to communal gardens which are mainly laid to lawn with a small paved area, space for a washing line and backing onto woodland. To the front there is an allocated parking space.





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Oberon Way, Cottingley Bingley

- **Discounted Sale Ownership Purchasing 80% Of Full Market Value - T&C's Apply**
- Ground Floor Apartment
- Two Good Size Bedrooms
- Allocated Parking Space
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 815.21

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£90,000





view this property online williamhbrown.co.uk/Property/YEA106828



Property Ref: YEA106828 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property





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