



Oberon Way, Cottingley Bingley BD16 1WH

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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- **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

£85,000



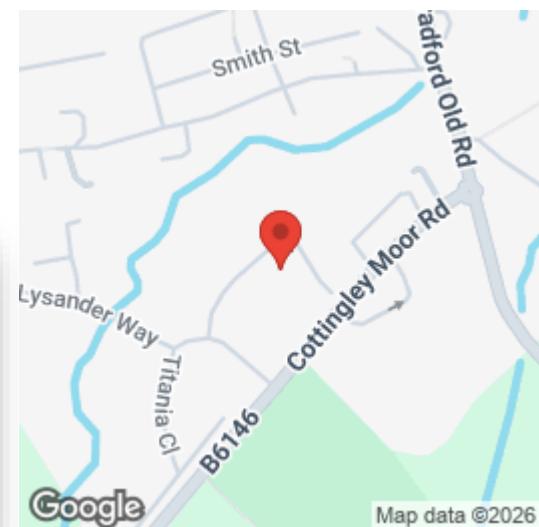
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Property Ref:
YEA106828 - 0010

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

 william h brown



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