



Total Area: 87.0 m² ... 937 ft²

MARTIN&CO



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Woodside Drive, Cottingley, BD16

£260,000 Freehold

Three Bedroom Semi-Detached

EPC Rating: D

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Woodside Drive
BD16

Key features:

- Three Bedroom Semi-Detached
- Gas Central Heating
- Modern Finish Throughout
- Garden To Front & Rear
- Driveway & Garage
- Popular Residential Location
- Perfect For First Time Buyers & Families
- Ready To Move In



Why you'll like it

Welcome to this immaculate semi-detached house that is currently for sale. The property possesses a sublime balance of style and comfort, making it an ideal place for first-time buyers and families alike. The house is situated in a sought-after location of Cottingley which is conveniently near schools and local amenities.

This semi-detached house comprises three well-proportioned bedrooms and a modern bathroom. The house has been meticulously maintained, and its condition is nothing short of immaculate. The interiors are characterised by a tasteful blend of traditional and contemporary styles, which give the house a timeless appeal.

The property also boasts two spacious reception rooms that are perfect for entertaining or spending quality time with family. The open-plan layout of the house enhances the sense of space and large sliding doors to the rear garden allows for plenty of natural light. Further enhancing the property's appeal is the single, well-equipped kitchen.

One of the unique features of this property is the ample parking space provided by a large driveway and a single garage. The house is surrounded by a beautiful garden to the front and rear, providing a peaceful and private outdoor space for relaxation or play.

The property is located within a highly regarded Cottingley residential area which is within close proximity to a range of local amenities. Bingley itself offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

LOUNGE 10' 9" x 13' 9" (3.3m x 4.2m)

DINING ROOM 9' 10" x 11' 1" (3m x 3.4m)

KITCHEN 7' 2" x 12' 1" (2.2m x 3.7m)

BEDROOM ONE 9' 10" x 14' 5" (3m x 4.4m)

BEDROOM TWO 9' 10" x 11' 9" (3m x 3.6m)

BEDROOM THREE 5' 10" x 7' 10" (1.8m x 2.4m)

BATHROOM 6' 10" x 7' 10" (2.1m x 2.4m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

