



March Cote Lane, Cottingley,

£207,500

*** SEMI DETACHED * THREE BEDROOMS * CLOSE TO AMENITIES & TRAIN STATION *
* MODERN KITCHEN & BATHROOM * GARDENS * DRIVE * GARAGE ***

Occupying a popular and sought after location, is this well presented three bedroom semi detached property. With local amenities, shops, schools and train station close by, the property would appeal to a number of buyers.

Well presented throughout to offer a modern fitted kitchen, house bathroom, garage and garden. The accommodation briefly comprises entrance vestibule, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens to front and rear, together with a shared driveway leading to a single garage.



Entrance

Radiator.

Lounge

13'4" x 13'0" (4.06m" x 3.96m")

Media wall unit with electric fire, radiator and understairs storage.

Dining Room

10'9" x 7'6" (3.28m" x 2.29m")

Radiator and french door leading to rear.

Kitchen

10'9" x 8'7" (3.28m" x 2.62m")

Modern fitted kitchen having a range of wall and base units, stainless steel sink unit, oven & hob, tiled splash back and radiator.

First Floor Landing

Loft access.

Bedroom One

10'5" x 13'0" (3.18m" x 3.96m")

Radiator.

Bedroom Two

10'4" x 11'10" (3.15m" x 3.61m")

Built in sliding wardrobes and radiator.

Bedroom Three

8'8" x 5'9" (2.64m" x 1.75m")

Radiator.

Bathroom

Modern three piece suite comprising P shaped bath, low flush wc, pedestal wash basin and radiator.

Exterior

Well maintained garden to rear with shared driveway leading to single garage.

Directions

From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Lane, proceed to Thackley Corner taking the left here onto Leeds Rd/A657, continue to follow A657 for 2.7 miles, turn right onto Bingley Rd/A650, at the roundabout take the 1st exit onto B6265, turn left onto Cottingley New Rd/B6146, go through the roundabout, at the roundabout take the 2nd exit onto Manor Rd, turn left onto Airedale Ave, turn left onto Woodside View, right onto March Cote Ln and the property will shortly be seen displayed via our For Sale board.

Tenure

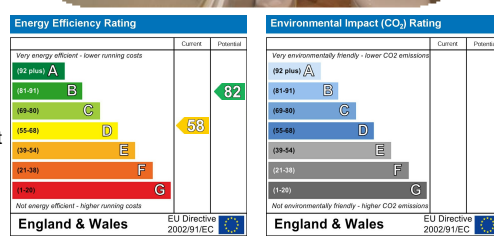
FREEHOLD

Council Tax Band

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Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.



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