



## Bradford Old Road

Cottingley, BD16 1PF

£725 Per Calendar Month



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A well-presented first floor flat offering spacious accommodation, its own private entrance, off-road parking and a generous garden area.

Conveniently located close to local amenities, transport links and the Nuffield Health Fitness & Wellbeing Gym, the property is ideally placed for commuting to Bingley, Saltaire, Shipley and Bradford.

The accommodation briefly comprises a private ground floor entrance with stairs leading to the first floor, a bright and spacious living room, fitted kitchen, well-proportioned double bedroom with fitted wardrobes and a further single bedroom and shower room. The property benefits from gas central heating and double glazing throughout.

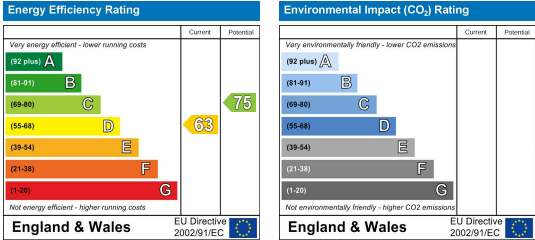
Externally, the property enjoys the rare advantage of a private garden, ideal for relaxing outdoors, together with off-road parking.



### Area Map



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.