

# HUNTERS®

HERE TO GET *you* THERE



## Midway Avenue

Cottingley, Bingley, BD16 1RN

Offers In Excess Of £170,000



A chain free, three bedroom town house in a most convenient residential location which has been recently enhanced by the current vendor.

The mature home, which offers any would be purchasers an excellent home in a sought after residential location should be viewed to be appreciated and comprises; entrance hall, lounge with feature electric fire place, and a modern kitchen and dining room to the ground floor. To the first floor are three bedrooms and the modern house a bathroom. Externally are gardens with fence boundaries to the front and rear.

Cottingley is a well regarded village on the fringe of Bingley town centre, and is in the catchment for well regarded primary and secondary schools locally it also boasts direct bus services to Bradford interchange from the village centre. Bingley offers many town centre amenities and recreational facilities and direct rail access to Leeds, Bradford and Skipton



N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

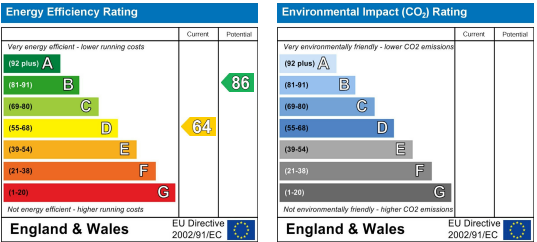
Area Map



Floor Plans



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.