



## Beckfield Road, Cottingley, Bingley, BD16 1QR

- Three Bedrooms
- Very Well Presented
- Well Positioned for Amenities
- Highly regarded walks with very easy access to Cottingley woods and Recreation Facilities
- EPC Rating E
- Semi Detached Home
- Likely to Appeal to a Variety of Purchasers
- Nearby Bus Routes
- Viewing Advised
- Council Tax Band C

**Asking Price £250,000**



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## DESCRIPTION

A superb opportunity to acquire a very well appointed three bedroom semi detached home, situated in a popular residential location which is well served by local amenities and transport connections.

The mature home, which is likely to appeal to a variety of potential purchasers, comprises: entrance into an entrance hall, lounge, and an impressive open-plan dining space with access to the garden and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms, a modern house bathroom, and a separate WC. Externally are low-maintenance gardens to the front enjoying a natural water course with a charming footbridge, ample parking, and to the rear a patio area, a low-maintenance lawn and planted borders with fenced boundaries, together with a detached single garage. The home is well positioned for well-regarded local walks, including routes from nearby Cottingley Woods towards Bingley and beyond, as well as other recreational activities

Cottingley is a well regarded village on the fringe of Bingley. Bingley offers many larger every day town centre amenities, well regarded primary and secondary schools, recreational facilities and frequent, direct rail links to Leeds, Bradford and Skipton







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
82.1 m<sup>2</sup>

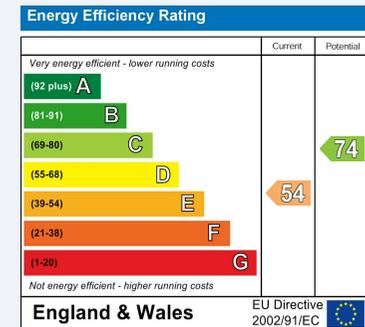
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

### Viewings

Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.