



School Street, Cottingley Bingley BD16 1QB

holroyds

welcome to

School Street, Cottingley Bingley

Situated on a popular development in the village of Cottingley, this well presented three bedroom home offers spacious accommodation arranged over two floors. Ideally positioned close to local amenities, schools and transport links, the property is well suited to a variety of buyers.



Entering the ground floor, you are welcomed into an entrance hall with access to a useful downstairs WC. To the right, the hallway opens into a spacious living room, where a bay window allows plenty of natural light to flood the room.

The kitchen is fitted with a range of wall and base units, with space and plumbing for a washing machine, along with space for a fridge freezer and dishwasher. There is also ample room for a dining table and chairs, while double doors provide access to the rear garden, creating a lovely space for everyday living and entertaining.

To the first floor are three bedrooms and the house bathroom. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. The remaining bedrooms offer versatile accommodation to suit individual needs, while the house bathroom comprises a three-piece suite including a shower over the bath. A useful built-in storage cupboard is also located on the landing.

Externally, the property benefits from a driveway to the front, providing off-road parking, while to the rear is an enclosed garden offering space to relax and enjoy the outdoors.

Agent Note

Agent Note



view this property online holroydsestateagents.co.uk/Property/BNG103604



welcome to

School Street, Cottingley Bingley

- Well Presented Three Bedroom Home
- Situated on a Popular Development in Cottingley
- Principal Bedroom with Built in Wardrobe & Ensuite
- Downstairs WC
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG103604



Property Ref:
BNG103604 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

holroyds



01274 566837



bingley@holroydsestateagents.co.uk



146 Main Street, BINGLEY, West Yorkshire,
BD16 2HL



holroydsestateagents.co.uk