

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Manor Road

Cottingley, Bingley, BD16 1QA

Asking Price £199,950



Offered to the market with no onward chain is superbly maintained three-bedroom townhouse. Which is well positioned for a host of local village amenities, transport connections and well regarded primary and secondary schools.

Comprising; entrance hall, a spacious lounge, and dining kitchen with garden access to the ground floor. To the first floor are three well-proportioned bedrooms and a modern house bathroom and a separate WC on the half landing. Externally, the property benefits from well-maintained rear gardens and off-street parking to the front,

Located in the heart of the Aire Valley, Cottingley is a popular and well-connected area. The historic World Heritage Site of Saltaire and the bustling town of Bingley are just a short drive away, offering a variety of shops, cafés, and restaurants. Excellent transport links, including frequent rail services from Bingley and Shipley, provide easy 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.

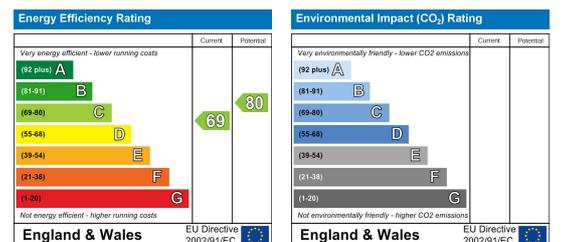
## Area Map



## 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.

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