HUNTERS®

HERE TO GET *you* THERE

Cottingley Road

Sandy Lane, Bradford, BD15 9JN

Asking Price £130,000

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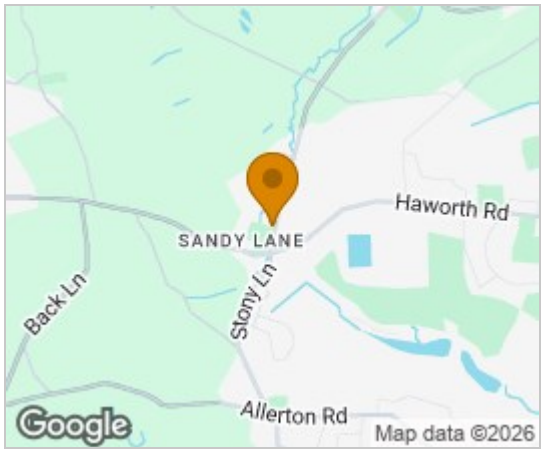
In need of a program of modernisation and repair a viewing to appreciate the potential of this home is highly recommended.

Located in Sandy Lane and well positioned for transport links, the mature cottage comprises; entrance into lounge and a spacious kitchen to the ground floor. To the first floor are two bedrooms and the bathroom. Externally are gardens to the front.

Sandy Lane is a highly sought after village and offers many village amenities, primary school, recreational facilities and excellent transport connections to other surrounding towns and villages. Bingley is approximately three miles, where there are larger shops and supermarkets and from where there is direct rail access to Leeds, Bradford and Skipton.

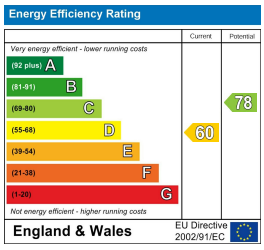
N.B.
Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks 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.

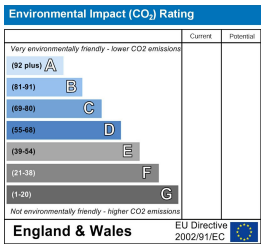
Area Map



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.

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