



Manor Road, Bingley BD16 1PX

welcome to

Manor Road, Bingley

A well-presented three-bedroom home situated in a popular Cottingley location. The ground floor offers a bright living room, separate dining room and a modern kitchen. Upstairs features three good-sized bedrooms and a family bathroom.



Located in the desirable village of Cottingley, this well-presented family home offers spacious accommodation arranged over two floors.

The ground floor features a welcoming hall leading into a bright living room, perfect for relaxing and entertaining. To the rear is a separate dining room with access through to a modern kitchen, creating a practical layout for everyday living.

Upstairs, the property offers three well-proportioned bedrooms, along with a family bathroom and landing area providing access to all rooms. Each bedroom enjoys good natural light and comfortable space.

Externally, the home benefits from a garden to the front, adding kerb appeal and an attractive approach to the property. Additional outdoor space at the rear. This property is ideally positioned for local amenities, schools, and transport links, making it a fantastic option for a range of buyers.

Kitchen

10' 4" x 9' 10" (3.15m x 3.00m)

Dining Room

10' 3" x 7' 9" (3.12m x 2.36m)

Living Room

13' 10" x 11' 4" (4.22m x 3.45m)

Ground Floor Hall

Bedroom 1

13' 7" x 10' 4" (4.14m x 3.15m)

Bedroom 2

11' 4" x 11' 2" (3.45m x 3.40m)

Bedroom 3

9' 1" x 7' 11" (2.77m x 2.41m)

Bathroom

6' 2" x 5' 9" (1.88m x 1.75m)

Landing



view this property online holroydsestateagents.co.uk/Property/BNG103092



welcome to

Manor Road, Bingley

- Located in a popular Cottingley location
- Well-presented three-bedroom family home
- Bright and spacious living room
- Separate dining room
- Modern, well-planned kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG103092



Property Ref:
BNG103092 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


holroyds



01274 566837



bingley@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk