



## March Cote Lane, Cottingley, Bingley, West Yorkshire, BD16 1TB

- Three Bedrooms
- Ample Off Street Parking
- Useful Loft Space Currently used as a Further Bedroom
- Convenient for Transport Connections
- Semi Detached Home
- Gardens to Rear
- Close to Village Amenities
- Village Fringe

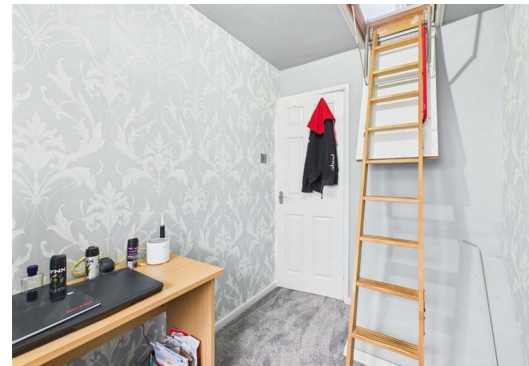
**Asking Price £265,000**



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## DESCRIPTION

Book A Viewing Today - Situated on the edge of the ever-popular village of Cottingley, this beautifully presented three bedroom semi-detached home has been significantly improved by the current owners and offers stylish, ready-to-move-into accommodation ideal for families and professionals alike.







Approximate total area<sup>(1)</sup>  
88.8 m<sup>2</sup>  
Reduced headroom  
7.6 m<sup>2</sup>

(1) Excluding balconies and terraces

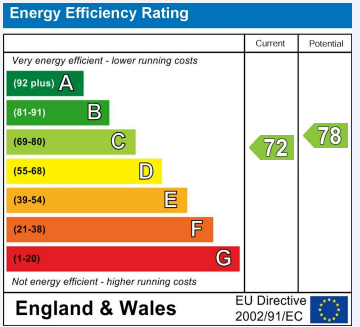
Reduced headroom  
Below 1.5 m

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

GIRAFFE360

## 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.

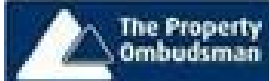
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### Viewings

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.



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