



4 St. Michaels Close, Cottingley, West Yorkshire, BD16 1SZ

An excellent opportunity to purchase a well-proportioned two bedroom first floor apartment offering good sized living accommodation in need of some modernisation enjoying a fine aspect, garden and tandem garage.

NO CHAIN

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Bradford 4 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £115,000

Accommodation

- First floor apartment
- Two bedrooms
- In need of modernisation
- Patio garden at the rear
- Lovely aspect
- Tandem garage
- Popular residential location
- No chain

General Remarks

Forming part of this select purpose-built development on the outskirts of Cottingley village this well-proportioned two-bedroom first floor apartment offering good sized living accommodation. The apartment is in need of some modernisation and includes gas heating system and uPVC sealed unit double glazing.

The accommodation briefly comprises entrance porch, reception hall, spacious lounge diner, kitchen, two bedrooms and bathroom. Outside there are attractive gardens at the rear enjoying a lovely aspect and tandem garage underneath.



The property is situated within a popular setting which is within close proximity to Bingley town centre. Bingley offers its residents an array of first-class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

We have been advised by the vendor that the property has a 999 year lease but each apartment owns 1/12th of a resident's freehold. There is no annual service charge but if any communal works are required, the cost is split between all the residents.







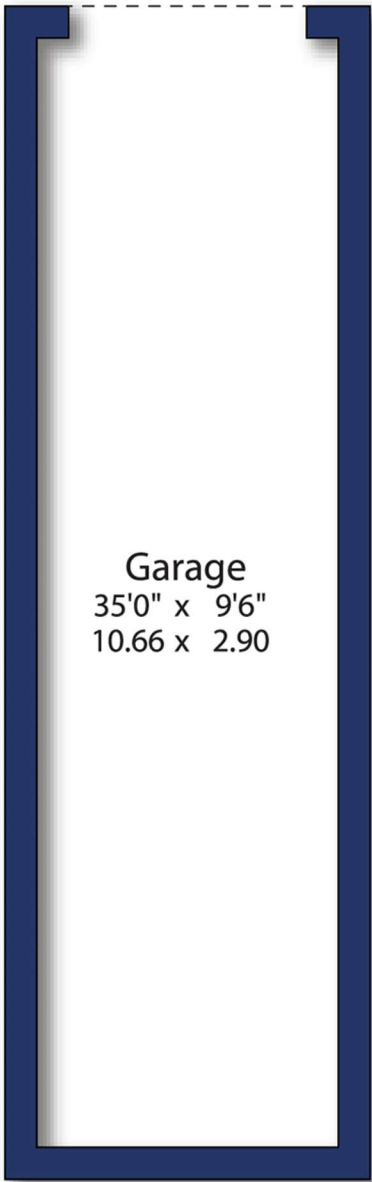




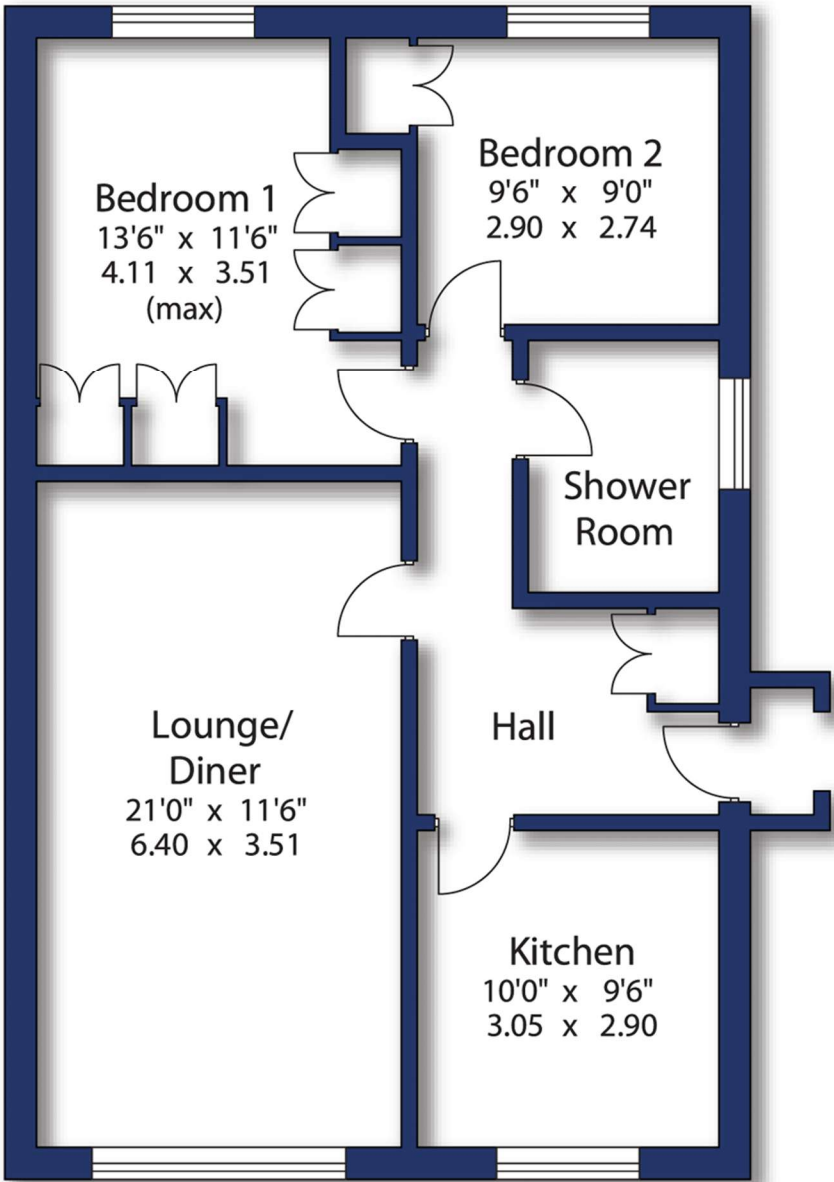




Floorplans



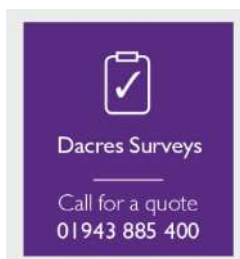
Lower Ground Floor



Ground Floor



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Directions

From Cottingley Bar traffic lights continue over the min roundabouts to the next mini roundabout immediately after the Sun public house turning left immediately after the roundabout in to St. Michaels Closed. Number 11 will be found on the right hand edge of the development with its own private entrance to the side.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Leasehold, main services, garage and parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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