



24 Roundhill Mount, Cottingley, Bingley, BD16 1PG

A beautifully presented two bedroom semi-detached bungalow home offering quality living accommodation, enjoying a superb corner plot and attractive gardens delightfully situated within a prestigious residential location.

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Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £240,000

Key Features

- Superb semi-detached bungalow
- Two bedrooms
- Beautifully presented throughout
- UPVC double glazing and gas heating
- Superb aspect and corner plot
- Attractive gardens, driveway and garage
- Popular residential location

General Remarks

Delightfully situated within a most prestigious residential location is a beautifully presented two bedroom semi-detached bungalow offering attractive living accommodation. The property includes modern kitchen, and bathroom together with UPVC double glazing, and gas heating. The property also offers versatile and flexible family living and has potential to create further accommodation by way of extension or conversion subject to planning permission. Indeed, only an internal inspection will reveal the size and quality of this fine home.

The accommodation briefly comprises entrance hall, spacious lounge, kitchen, two bedrooms and modern bathroom.



Outside the property benefits from a superb plot with attractive gardens to the front and rear, good sized driveway, garage and a lovely aspect.

The property is delightfully situated within the popular residential area of Cottingley. Cottingley has a range of shops and amenities, public houses and well respected primary and secondary schools nearby. Cottingley is much sought after and situated midway between the market towns of Bingley and Saltaire, both of which are well served by excellent amenities and road and rail links to other West Yorkshire business centres which include Bradford and Leeds.







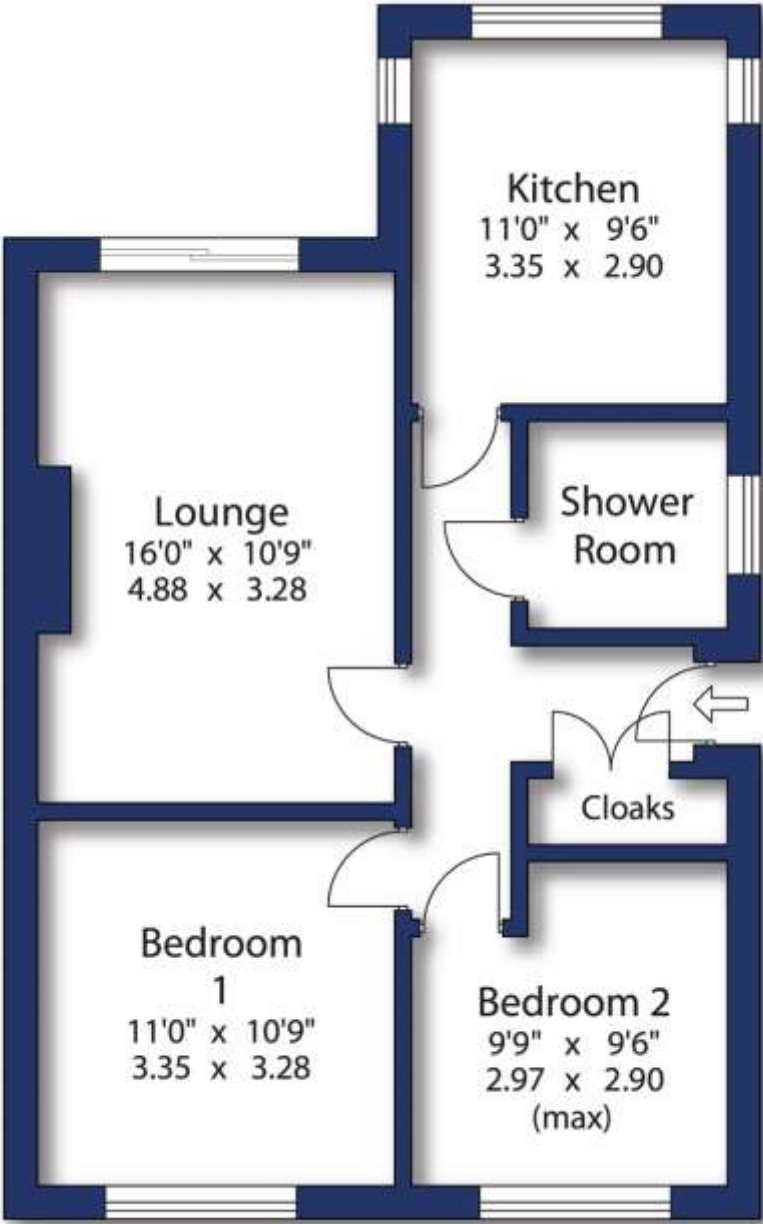






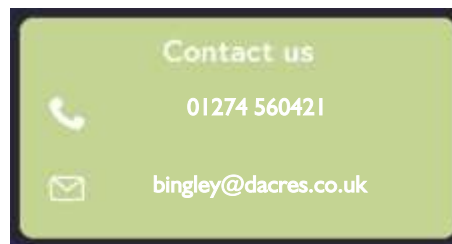
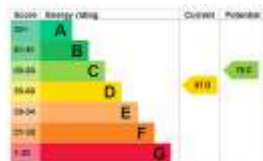


Floorplans





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Directions

From Dacre Son & Hartley's Bingley office proceed in the direction of Saltaire along Bradford Road passing Beckfoot School and over the River Aire. Continue to the junction with Cottingley New Road taking a right hand turning at the traffic lights onto Cottingley New Road and at the first mini roundabout take the third exit onto Bradford Old Road. Proceed down Bradford Old Road and Roundhill Mount is on the left hand side and the property can be easily identified by our for sale board on the right

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & Garage

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](https://www.gov.uk/government/organisations/the-environmental-agency)

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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