DACRE, SON & HARTLEY
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49 Cottingley Cliffe Road, Cottingley, Bingley, BD16 1UP

A delightful three-bedroom semi-detached family home which boasts wonderful scenic views, a fantastic rear garden, spacious, well-presented living accommodation, and no-onward chain. Making a superb purchase for a wide variety of buyers, an early viewing is strongly encouraged to avoid any disappointment.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
dacres.co.uk

49 Cottingley Cliffe Road, Cottingley, Bingley, BD16 1UP

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

Guide Price: £249,000



Key Features

- Delightful semi-detached family home
- Boasting a fantastic elevated setting
- Enjoying stunning panoramic views
- Featuring a gorgeous rear garden
- Three good-sized bedrooms
- Two reception rooms
- Private driveway parking
- No-onward chain

General Remarks

A superb semi-detached family home boasting an enviable Cottingley setting, wonderful views, a delightful rear garden, and no-onward chain.

The spacious living accommodation briefly comprises, entrance porch, lovely lounge, attractive fitted kitchen featuring stylish wall and base units and complementary work surfaces. There is access to a lovely dining conservatory which enjoys fine garden aspect views. Leading from the kitchen is access to a useful basement storage cellar.

To the first floor the master bedroom can be found which boasts wonderful scenic views and a walk in dressing room. There is also a lovely house bathroom and separate w/c.

To the second floor two further bedrooms are on offer.

Externally there is private driveway parking to the front, and a gorgeous lawn and patio garden at the rear which is further complemented by colourful shrubs, borders and leafy hedgerow.

Cottingley Cliffe Road is a superb setting which boasts outstanding views of the Aire Valley and beyond. The location is within close proximity to both Bingley and Saltaire town centres. The main town of 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




Hotpoint









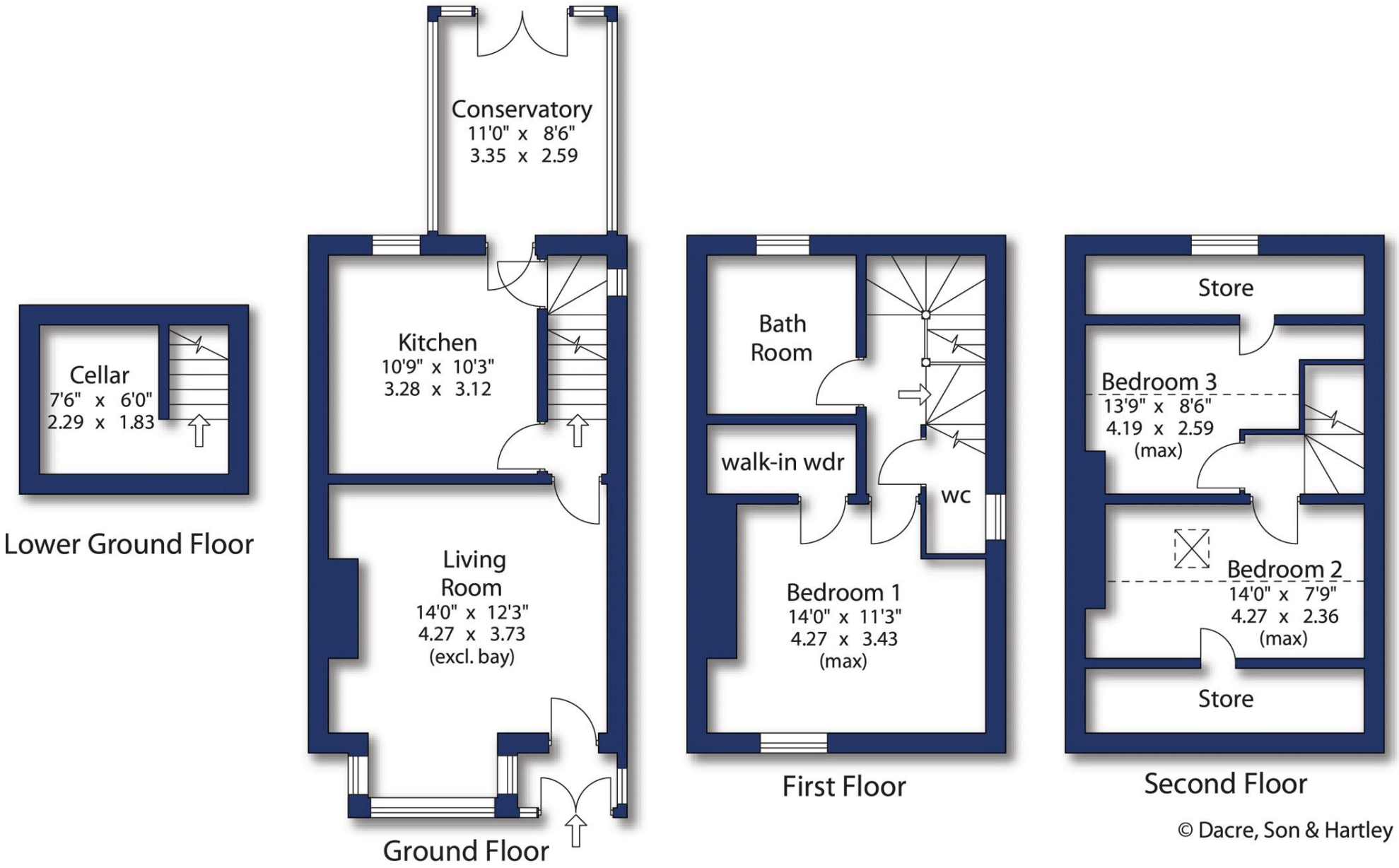








Floorplans



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Directions

From Dacre Son & Hartley's Bingley office proceed in the direction of Cottingley and Saltaire. At the traffic lights at Cottingley Bar turn right, continue along Cottingley New Road. Proceed straight ahead at the mini roundabout and up the hill an as the road widens into two lanes the property can be easily found on the right hand side clearly identified by our For Sale sign.

What3Words view.moving.attend

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway 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

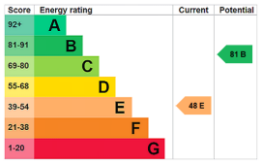
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

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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.

Dacres Ref: BIN260350

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