



78 March Cote Lane, Cottingley, Bingley, BD16 1TH

A well-presented three-bedroom end-terrace which boasts spacious living accommodation generous lawn gardens, private driveway parking and a popular residential location. An early viewing is strongly encouraged to avoid any disappointment.

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78 March Cote Lane, Bingley, BD16 1TH

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

Guide Price: £199,950

Key Features

- End-terrace family home
- Offering three good-sized bedrooms
- Spacious living accommodation
- Popular Cottingley location
- Generous lawn gardens
- Private gated driveway parking

General Remarks

A fantastic three-bedroom family home which offers superb lawn gardens and a desirable Cottingley setting.

The spacious living accommodation briefly comprises of, entrance hallway, generous family lounge, spacious kitchen with dining area.

Stairs to the first-floor lead to three good-sized bedrooms along with a modern house bathroom.



Externally the property boasts generous lawn gardens to the front, side and rear, along with private driveway parking.

The property is situated in the popular village of Cottingley on the outskirts of the village. Cottingley is conveniently placed midway between Bingley and the world heritage village of Saltaire both of which afford an excellent range of local shops and amenities, well regarded schools and recreational facilities. Bingley and Saltaire are well served by public transport links by both road and rail to many principal West and North Yorkshire business centres.







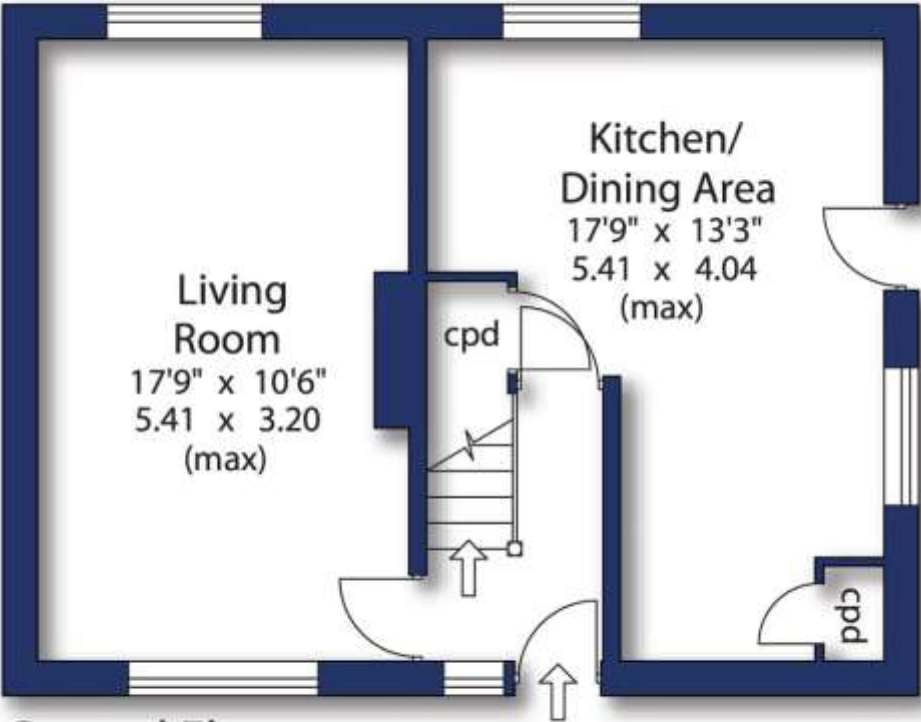




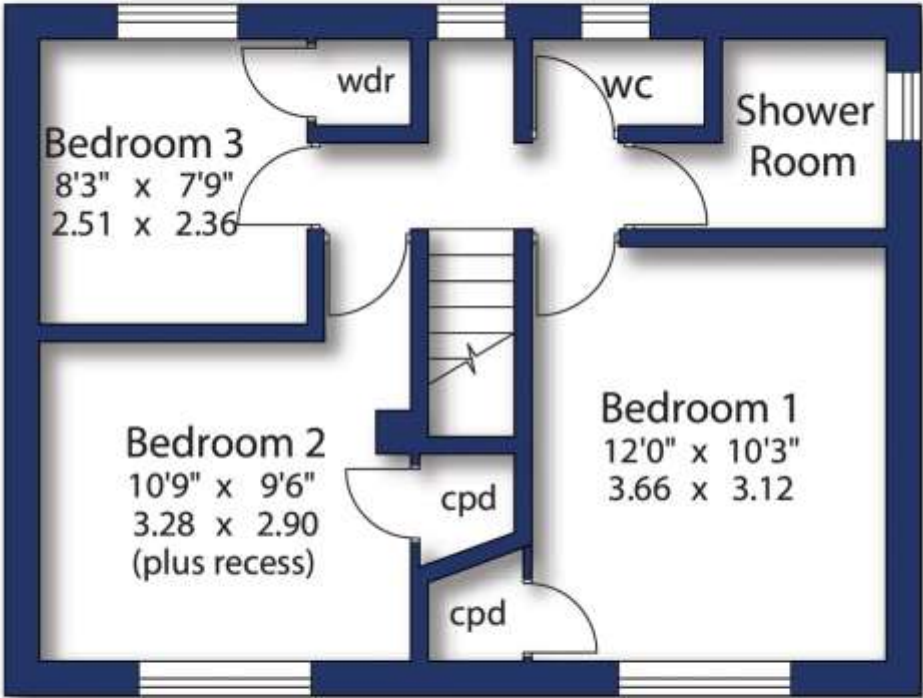




Floorplans



Ground Floor

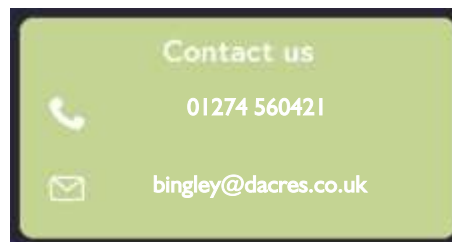
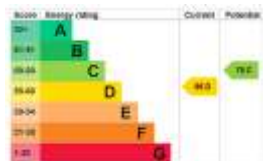


First Floor

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Directions

From Bingley proceed on the A650 in the direction of Shipley and Bradford. After 1 ½ miles at Cottingley Bar traffic lights turn right into Cottingley Road. At the mini roundabout turn right into Manor Drive, turn left in to Ryecroft Avenue, left in to Coppy Close and then right in to March cote Lane where the property will be easily identified by our for sale board half way down on the right hand side.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Gated 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](https://www.gov.uk/check-flood-risks)

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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