



25 School Street, Cottingley, Bingley, BD16 1QB

A stunning first floor apartment which boasts stylish, spacious living accommodation, an integral garage and a desirable Cottingley location. Making an excellent purchase for a wide variety of buyers an early viewing is strongly recommended to avoid any disappointment.

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

Guide Price: £122,500

Key Features

- Stunning First floor apartment
- Offering One double bedroom
- Stylish open plan living
- Beautifully presented
- Integral garage & parking
- Private entrance
- Popular Cottingley setting
- Close proximity to a variety of amenities

General Remarks

A fantastic first floor apartment which boasts its own private entrance, open plan living and beautifully appointed decor and fittings. The property also benefits from an integral garage and parking. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly recommended.

The spacious living accommodation briefly comprises of; ground floor private entrance with integral garage access. The garage itself false features a useful storage cupboard. Stairs to the first-floor lead to a beautiful open plan living dining kitchen which features attractive wall and base units with complementary work surfaces over. There is a spacious double bedroom with walk in wardrobe along with a stylish house shower room with modern fittings.



The property is located within a highly regarded residential area 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.







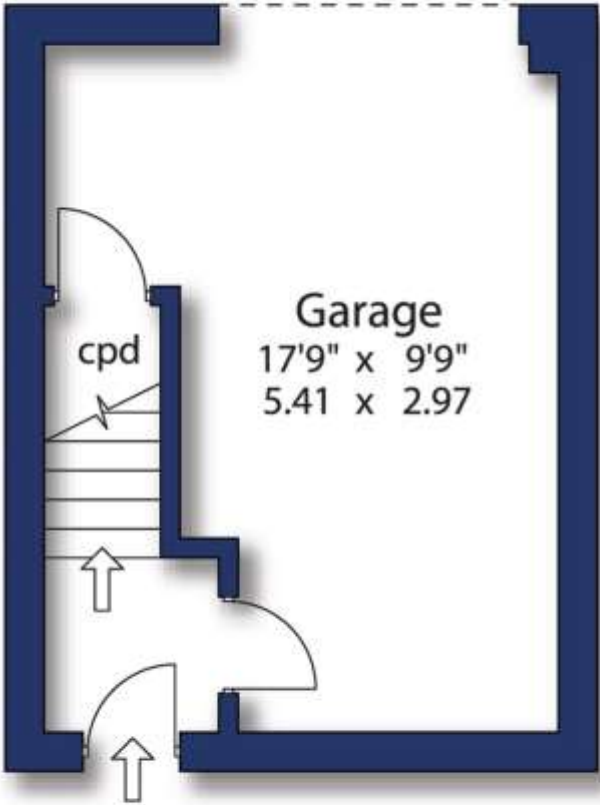




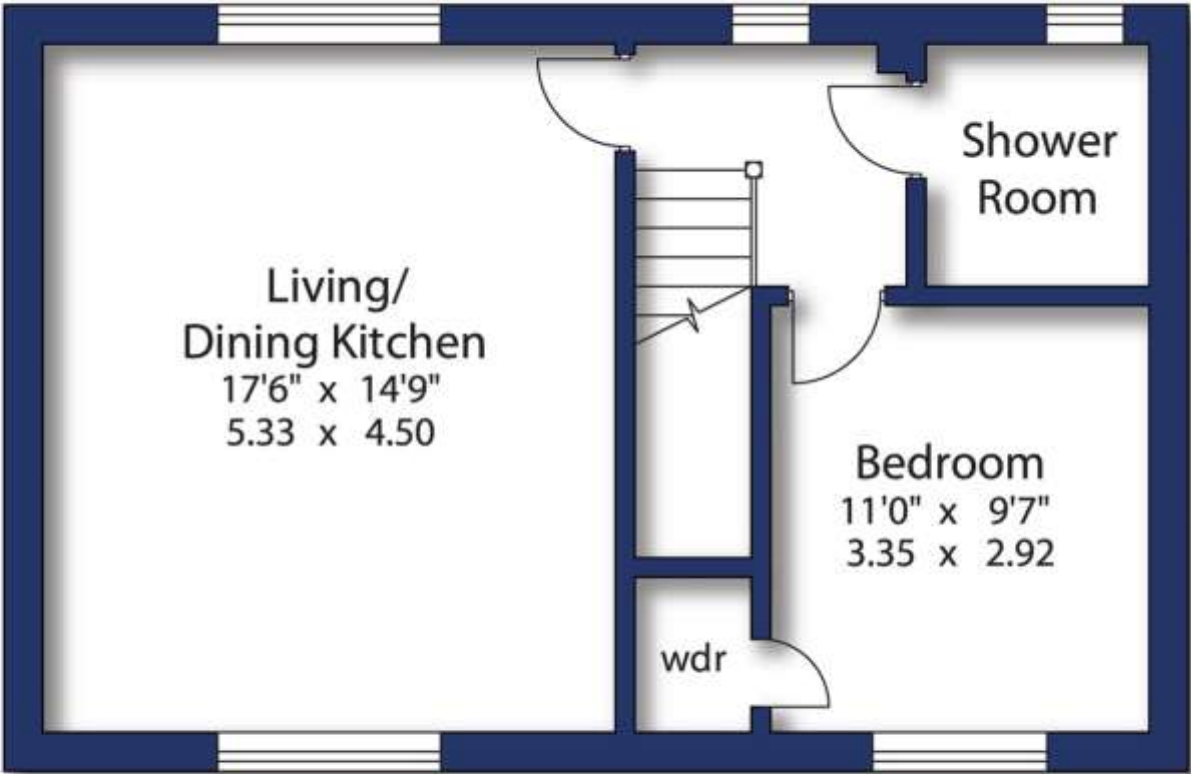




Floorplans



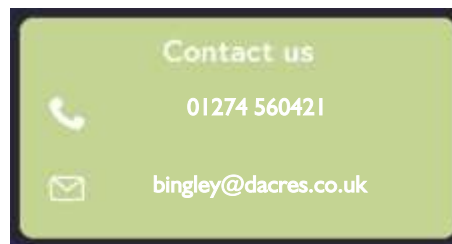
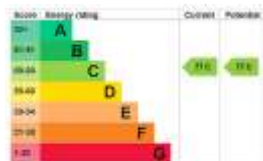
Ground Floor



First Floor



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Directions

From the centre of Bingley proceed on the old main road towards Cottingley and Shipley and after one and half miles turn right at Cottingley Bar traffic lights into Cottingley New Road. After a few hundred yards at the twin mini roundabouts turn right into Manor Road and then first right again into School Street where the property will be identified in the top left-hand corner by the archway.

What3Words common.bits.code

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
- Garage & 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/government/checks/check-for-flooding-in-england)

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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