



26 Manor Drive, Cottingley, Bingley, BD16 1PL

A well established four bedroom stone built semi-detached family home with conservatory to the rear offering attractive living accommodation enjoying gardens and garage delightfully situated within a popular residential location. NO CHAIN

93 Main Street, Bingley, West Yorkshire, BD16
2JA

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dacres.co.uk   



26 Manor Drive, Cottingley, Bingley, BD16 1PL

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £240,000

Accommodation

- Semi Detached home
- Well established home
- Conservatory
- Four bedrooms
- In need of some modernisation
- Gardens, driveway and garage
- Lovely aspect
- Popular location

General Remarks

Delightfully situated within a most prestigious residential location is a well-established four-bedroom semi-detached family home offering attractive living accommodation planned over three floors. The property includes UPVC double glazing, and gas heating and has potential to create further accommodation by way of extension subject to planning permission. Although the property requires some modernisation it will almost certainly appeal to a wide variety of potential buyers, and an internal inspection will reveal the size of this fine home.

The accommodation briefly comprises entrance porch, hall, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms and bathroom. Second floor bedroom four. Outside the property benefits from a superb plot with attractive gardens to the front with driveway and garage. Lovely gardens to rear enjoying 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.







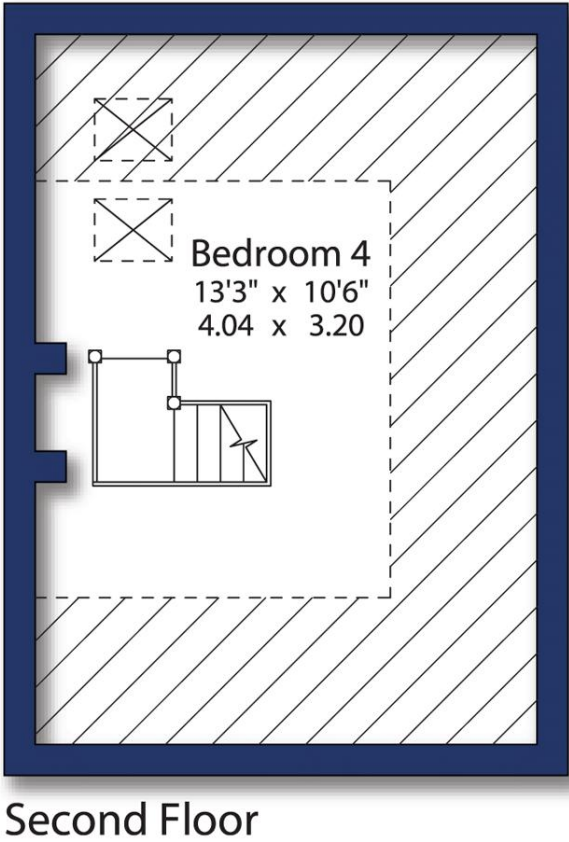
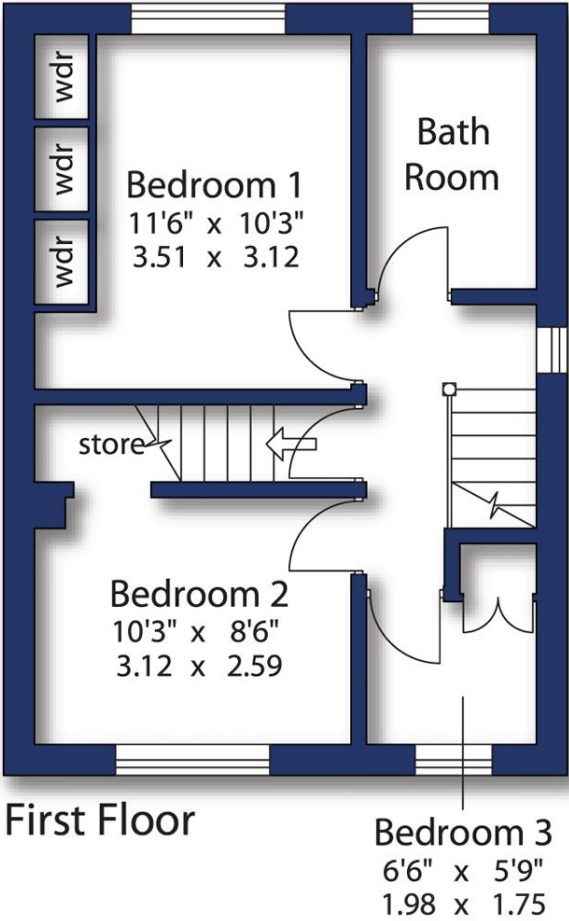
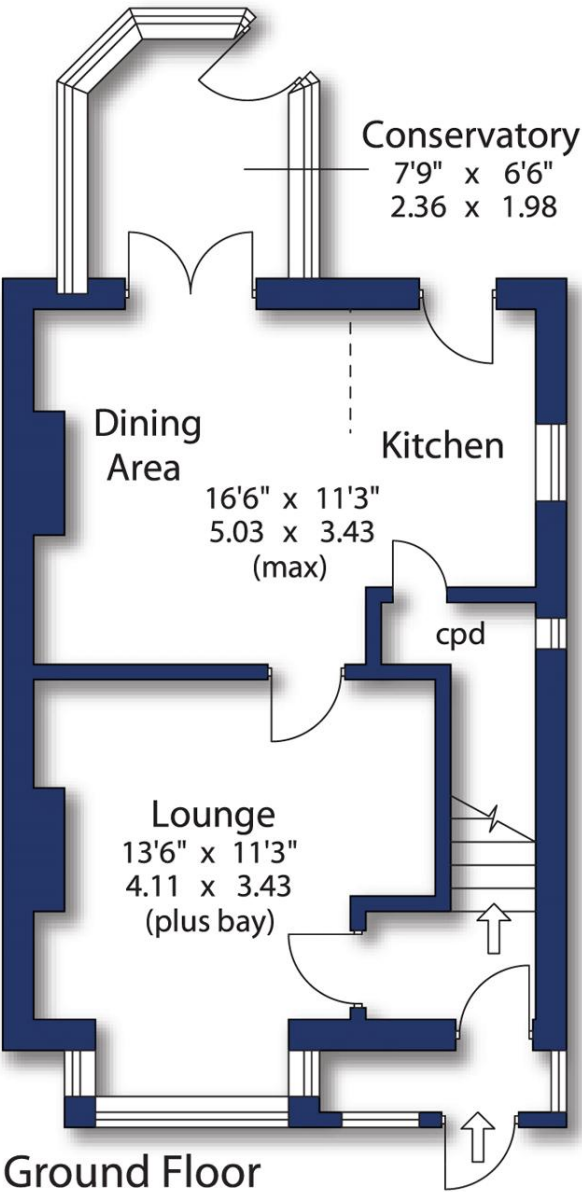






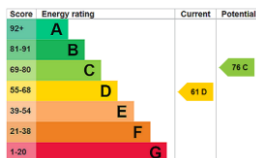


Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



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Dacres Surveys

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01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre Son & Hartley's Bingley office proceed along Main Street travelling in the direction of Bradford. Upon reaching Cottingley Bar traffic lights turn right into Cottingley New Road. At the first mini roundabout turn right into Bradford Old Road and immediately left into Manor Drive where the property will be found on the right hand side and easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains 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](https://www.gov.uk/government/topics/floods)

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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