



40 Woodside View, Cottingley, Bingley, BD16 1RL

Delightfully situated within a prestigious residential location is a well presented three-bedroom semi-detached home offering good sized living accommodation standing in superb well-maintained gardens, driveway, parking and garage. **NO CHAIN**

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

Guide Price: £245,000

Accommodation

- Semi-detached family home
- Three bedrooms
- Two reception rooms
- Well-presented throughout
- Driveway with parking and garage
- Attractive Gardens front and rear
- Desirable location

General Remarks

Delightfully situated in the popular village of Cottingley is a well-established three-bedroom semi-detached home offering good sized family living accommodation planned over two floors. The property is in our opinion well-presented throughout and includes gas heating, and UPVC sealed unit double glazing.

The property offers flexible and versatile living accommodation and offers potential for conversion or extension subject to planning permission. The property will almost certainly appeal to a wide variety of potential buyers and only an internal inspection will reveal the deceptive nature of this fine home.

The accommodation comprises entrance hall, spacious lounge, dining room and kitchen. To the first floor three bedrooms, shower room and separate wc



Outside the property is complemented by a good sized attractive gardens to front and rear with driveway, parking and garage. At the rear attractive garden with astro turf lawn and paved patio area.

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 both well served by excellent amenities and road and rail links to other West Yorkshire business centres which include Bradford and Leeds.







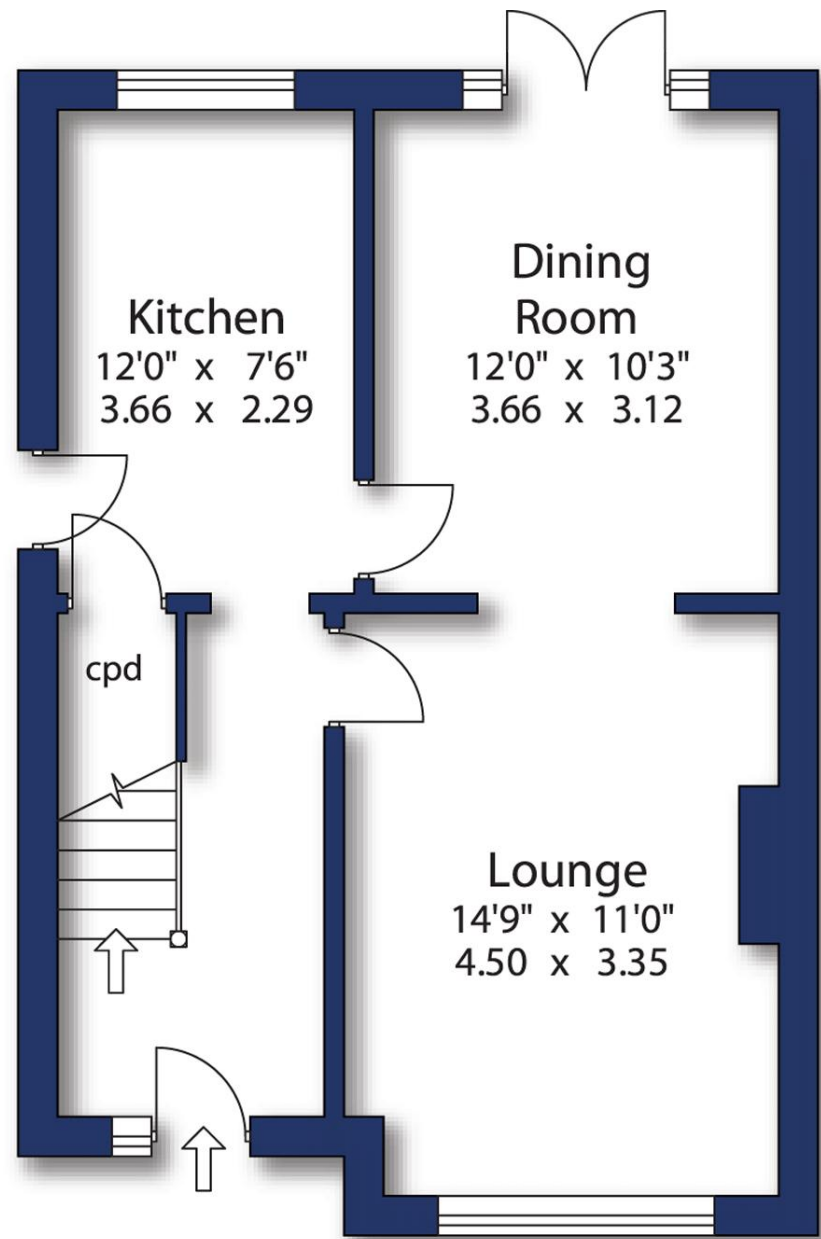




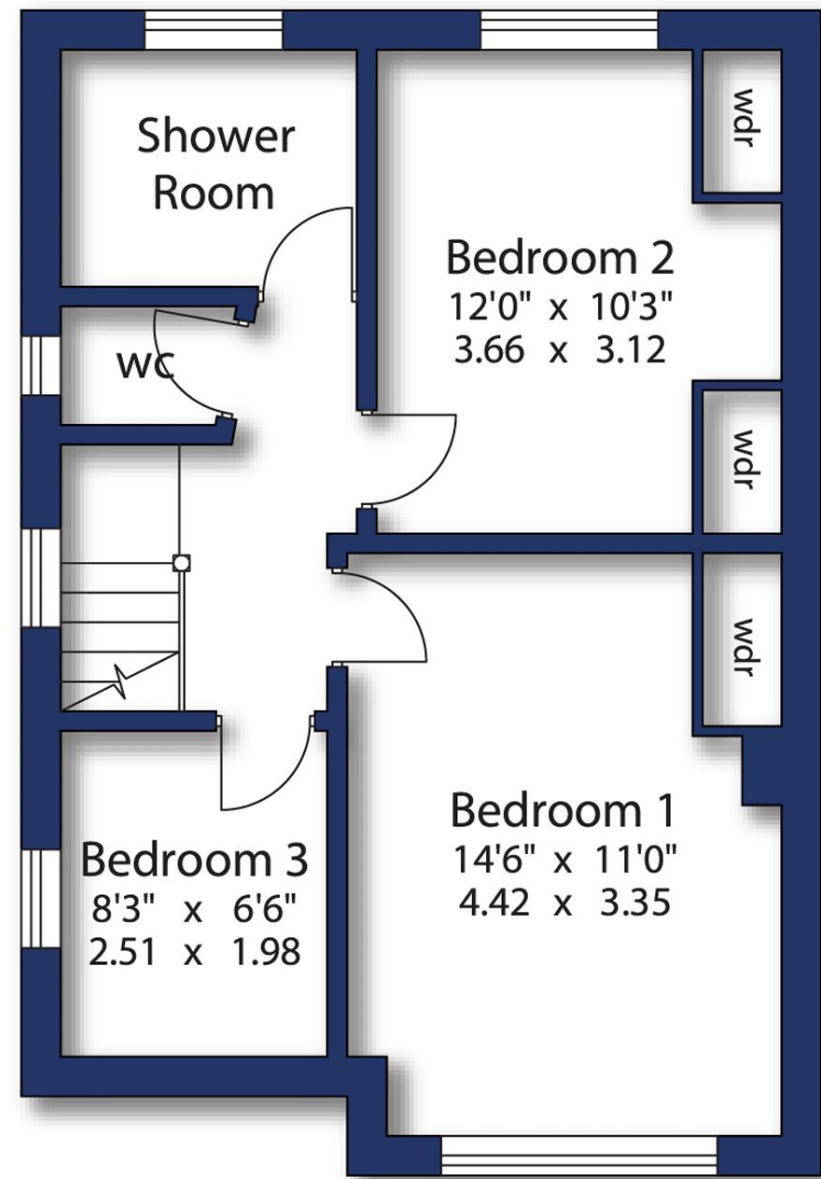




Floorplans



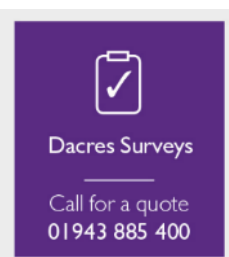
Ground Floor



First Floor



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.



Directions

From Dacre Son & Hartley's Bingley office proceed through Bingley in the direction of Cottingley and at the Cottingley Bar traffic lights turn right onto Bradford Road. At the second mini roundabout turn right onto Manor Road, follow Manor Road to the junction with Airedale Avenue and turn left onto Airedale Avenue to the junction with Woodside View then turn right onto Woodside View and the property will be found on the left hand side.

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, parking and 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/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.

Dacres Ref: BIN260183

