



47 Cottingley Road, Allerton, Bradford, BD15 9JN

Delightfully situated within a much sought after village location is a beautifully presented and deceptively spacious three bedroom home enjoying a fine aspect with gardens to the rear

77 Bingley Road, Saltaire, Shipley, West
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Bradford 4 miles, Leeds 14 miles, Skipton 16 miles (all distances approximate)

Guide Price: £250,000

- Period home
- Three bedrooms
- Rear extension
- Beautiful Gardens
- Village location



General remarks

A charming period stone-built mid-terrace property, offering well-presented accommodation arranged over two floors and combining traditional character with practical modern living. Situated within a desirable village setting, this attractive home would appeal to an array of purchasers.

The ground floor features a spacious living room, providing a comfortable setting for relaxation, alongside an impressive open-plan dining kitchen. The dining kitchen offers excellent space for everyday living and entertaining. A useful extension offers downstairs WC and utility space adding further convenience.

To the first floor are three bedrooms, including a generously proportioned principal bedroom,

together with a house bathroom. The property also benefits from additional eaves storage, providing useful versatility.

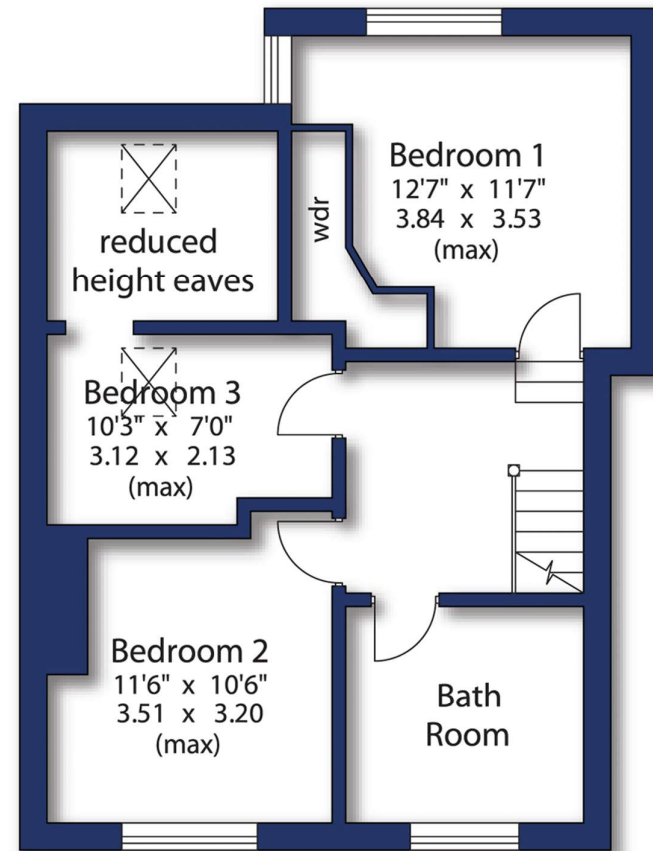
Externally, the property enjoys a large patio/yard area alongside idyllic grassed and decked areas, whilst off-street parking adds a valuable practical benefit

The property is delightfully situated in the popular village of Sandy Lane. Sandy Lane village is a most sought after residential location surrounded by scenic countryside, local shops and amenities, recreational areas, traditional public house and well respected primary. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.

Floorplans



Ground Floor



First Floor

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Mortgage
Advice Bureau

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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Contact us

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Directions

From Dacre Son & Hartley's Saltaire office proceed along Bingley Road in the direction of Bingley. Bingley Road turns into Bradford Road and after passing the Mecure Hotel on the right-hand side take the first exit on the roundabout. Continue to the next traffic lights and turn left up Cottingley New Road pass the Sun Inn on the left-hand side and take a right at the mini roundabout onto Cottingley Moor Road. Continue along Cottingley Moor Road into the village of Sandy Lane and the property will be found adjacent to the Cricket field.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water and gas are installed. Domestic heating is from a gas fired combination boiler
- Allocated driveway

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/organisations/department-for-environment-food-and-rural-affairs/publications/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