DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



75 Cottingley Cliffe Road, Bingley, West Yorkshire, BD16 1UP

A beautifully presented stone built two-bedroom end terrace property with additional attic room standing in an elevated position enjoying gardens, garage and fine views towards the countryside, delightfully situated within a prestigious residential location. NO CHAIN

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
Email: bingley@dacres.co.uk
dacres.co.uk

75 Cottingley Cliffe Road, Bingley, BD16 1UP

Bradford 5 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £169,950



Accommodation

- Stone built end terrace
- Two bedrooms
- Additional attic room
- Quality fixtures and fittings
- uPVC double glazing & Gas heating
- Gardens and garage
- Elevated position
- Superb views towards the Aire Valley
- Prestigious residential location

General Remarks

Delightfully situated within a most prestigious residential location is a superbly presented and deceptively spacious two-bedroom stone-built end terrace property with additional attic room offering good quality family living accommodation. The property is in our opinion tastefully presented throughout and includes good quality kitchen and bathroom facilities together with gas heating, and uPVC double glazing. The property enjoys attractive well-maintained gardens to the rear, with paved patio and lawned garden together with garage and splendid views toward the Aire Valley . Indeed, an internal inspection is fully recommended to appreciate this most attractive home.

The accommodation briefly comprises entrance vestibule, lounge having a pleasant aspect with multi fuel burning stove, dining kitchen offering a range of quality base and wall units, To the first floor two bedrooms, quality bathroom suite and separate wc. To the second-floor attic room.

Outside the property is complemented by attractive tiered gardens, at the rear with paved patio area and lawn, all affording a pleasant aspect. The property also benefits from garage.
The property is delightfully situated in the prestigious residential location of New Brighton which is a fascinating group of unique properties on the outskirts of Bingley and Cottingley. The location enjoys an elevated position, and the location is considered to be within daily commuting distance of Bingley, Saltaire, Bradford and Leeds.

We have been informed that the neighbouring property has a pedestrian right of access through the rear garden






Lux Air
15:28











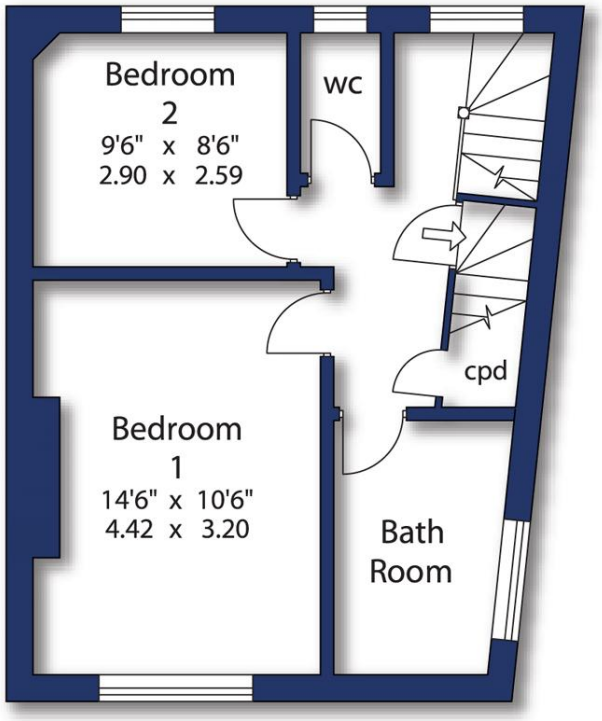




Floorplans



Ground Floor



First Floor



Second Floor

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Directions

From Dacre Son & Hartley's Bingley office proceed in the direction of Cottingley and Saltaire. At the traffic lights at Cottingley Bar turn right, continue along Cottingley New Road. Proceed straight ahead at the mini roundabout and up the hill towards Cottingley Cliffe Road. As the road widens into two lanes turn right into New Brighton where the property will be seen immediately on the left hand side.

What3Words smile.baked.baked

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, mains services, 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

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

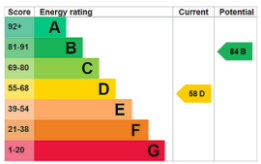
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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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Contact us
01274 560421
bingley@dacres.co.uk

