



1 Manor Road, Cottingley, Bingley, BD16 1QA

A superb opportunity to purchase a deceptively spacious three-bedroom end townhouse offering huge potential for extension or development standing in large gardens, driveway and garage delightfully situated in a popular village location. **NO CHAIN**

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

Tel: 01274 560421

Email: bingley@dacres.co.uk

dacres.co.uk   



1 Manor Road, Cottingley, Bingley, BD16 1QA

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

Guide Price: £230,000

Accommodation

- End Townhouse
- Three bedrooms
- In need of some modernisation
- Large gardens
- Potential for extension
- Garage and gardens
- Superb outlook
- Popular location

General Remarks

Delightfully situated within a popular and much sought after residential location is a deceptively spacious three-bedroom end townhouse offering its living accommodation planned over two floors. The property includes gas heating, and UPVC sealed unit double glazing and would be ideally suited to a wide variety of potential buyers. The property is in need of some modernisation and only an internal inspection will reveal the true potential of this superb property.

The rather deceptive nature of the property offers any would be purchaser versatile and flexible family living and has tremendous potential for further extension or development subject to planning and building regulations. The property stands in large well-maintained gardens and affords excellent views.



The accommodation briefly comprises entrance hall, cloaks with wc, lounge, dining room, and kitchen. First floor three bedrooms and bathroom and wc.

Outside the property is complimented by a large plot with superbly presented gardens, lawned areas, flower beds, trees and shrubs, driveway and garage.

The property is located within a highly regarded Cottingley residential area which is within close proximity to a range of local amenities. Bingley itself 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.







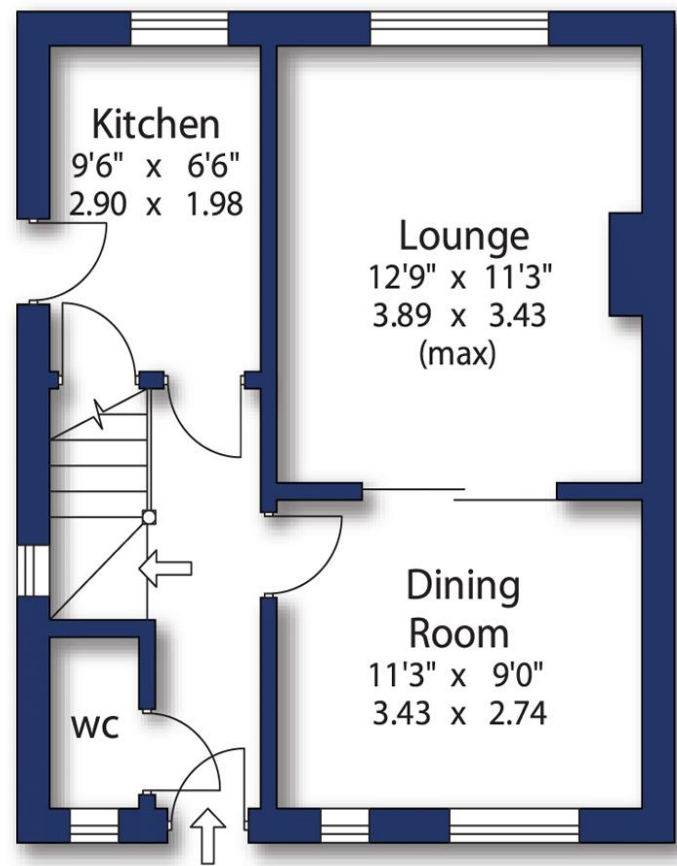




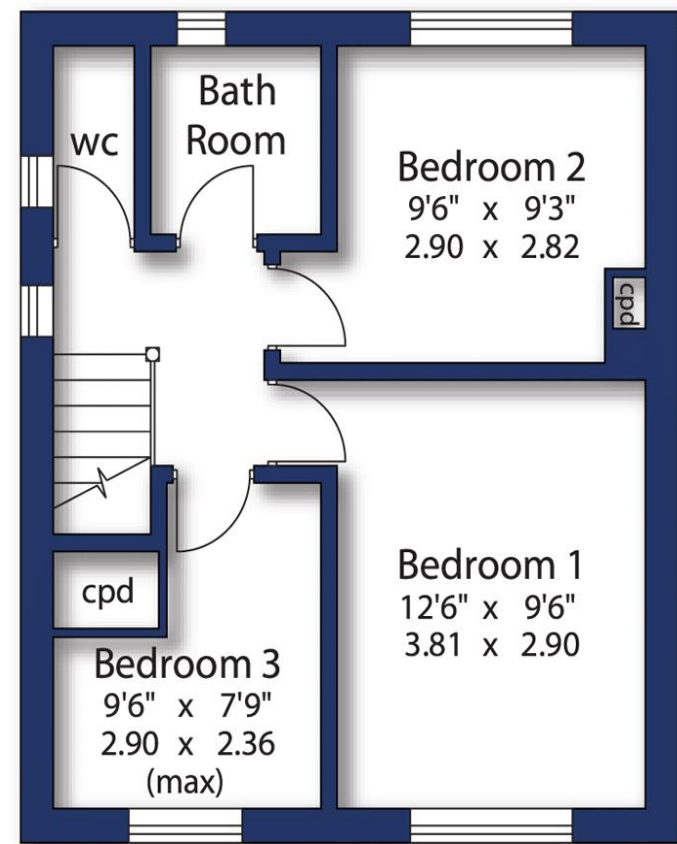




Floorplans



Ground Floor

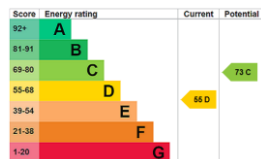


First Floor

© Dacre, Son & Hartley



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.



Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre, Son & Hartley Bingley office proceed in the direction of Bradford. At Cottingley Bar traffic lights turn right into Cottingley Road, then at the second mini roundabout turn right into Manor Road and the property will be easily identified by our for-sale sign on the left hand side.

What3Words

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold, parking and garage
- Mains services

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 £26.10 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: BIN250483

