

FOR SALE

£149,950 Freehold



## 54 Cottingley Road, Sandy Lane, Allerton, West Yorkshire. BD15 9JU

- Stone Built Back to Back Terrace - 2 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Spacious Lounge - Kitchen - Utility Cellar
- Gardens Front & Side - Parking for One Vehicle to Side





## PROPERTY DESCRIPTION

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Well presented stone built back to back terrace, situated in the popular village of Sandy Lane.

Benefiting from gas central heating and UPVC double glazing. Briefly comprises; entrance porch, spacious lounge, kitchen with access to the useful utility cellar. Large double bedroom, walk in wardrobe and bathroom to the first floor. Large double bedroom with under eaves storage to the second floor. Outside, there are gardens to the front and side with hard standing for a vehicle.

Council tax band A. Internal viewing is essential to appreciate the accommodation on offer.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 5 mbps, Superfast 72 mbps & Ultrafast 2000 . Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk>





## ROOM DESCRIPTIONS

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### Entrance Porch

Double glazed entrance door and double glazed windows to 3 sides. Tiled floor.

### Lounge

Part glazed entrance door. Double glazed windows to 2 elevations. Coved ceiling, radiator and stairs to the first floor. Inset living flame gas fire.

### Kitchen

Range of base and wall units having a complementary wood effect work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap over. Electric oven, gas hob and extractor hood. Tiled floor and part tiled walls. Double glazed window to the side. Access to the cellar.

### Cellar

Room 1: Range of wall units and stone shelving. Consumer unit and electric meter. Power and light. Opening into ...  
Utility: Plumbing for washing machine. Ideal gas boiler. Power and light.

### First Floor

#### Landing

Radiator and stairs to the second floor.

#### Bedroom 1

Double glazed window to the front and radiator. Walk in wardrobe having light.

### Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, back to wall pan w.c and sink unit. Chrome heated towel rail, part tiled walls and double glazed window to the side. Down lighters and fitted cupboards.

### Second Floor

#### Bedroom 2

Double glazed window to the side having views across the valley. Radiator and large under eaves storage.

### Outside

#### Gardens

Gated access to the front leading to a pebbled area and around to a large decked area to the side. Fence and stone boundaries.  
Hardstanding to the side for 1 vehicle.

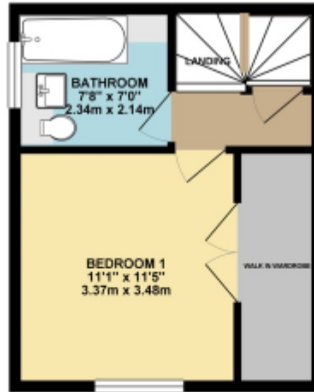


# FLOORPLAN

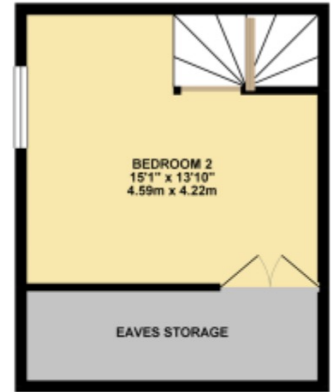
GROUND FLOOR 307.95 sq. ft.  
( 28.61 sq. m. )



1ST FLOOR 282.41 sq. ft.  
( 26.24 sq. m. )



2ND FLOOR 282.41 sq. ft.  
( 26.24 sq. m. )



TOTAL FLOOR AREA : 872.76 sq. ft. ( 81.08 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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