

FOR SALE

£365,000 Freehold



## 20 School Street, Cottingley, Bingley, West Yorkshire. BD16 1QB

- 3 Bedroom Fully Refurbished Detached
- Living Room - Spacious Dining Kitchen - Conservatory
- Utility Room - Downstairs W.C - Home Office
- Corner plot with 2 Driveways - Detached Garage
- Cul-De Sac Location





## PROPERTY DESCRIPTION

### **\*\*INTERNAL VIEWING ESSENTIAL\*\***

Deceptively spacious and beautifully presented modern detached. Built by David Wilson Homes in 2006. Occupying a large corner plot within a quiet cul-de-sac and boasts fully refurbished and deceptively spacious accommodation.

The much improved property has had some recent upgrades including new consumer unit and new boiler 2021. The boiler has a 10 year warranty and has been serviced annually. New double glazing, new carpets throughout, new bathroom and en-suite all installed during 2022. The conservatory has been rebuilt with a solid roof making it a room you can use all year round.

The accommodation briefly comprises; entrance hall, downstairs w.c, living room, spacious open plan kitchen diner which is light and airy provides a great entertaining space, there is a conservatory, home office, useful utility room and double bedroom to the ground floor. Two double bedrooms, en-suite shower room and house bathroom to the first floor. Outside, there are two driveways providing ample parking and single detached garage. Gardens to the front, side and rear.

Internal viewing is essential to appreciate the quality and size of the accommodation on offer. Council tax band D.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 7 mbps, Superfast 40 mbps, Ultra fast 1000 mbs. Satellite & Cable TV Availability is through BT & Sky. 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 Hall

Double glazed entrance door and window to the front. Tiled floor and radiator. Stairs to the first floor and deep under stairs storage cupboard.

### Downstairs W.C

2 piece suite in white comprising of vanity wash hand basin and low level w.c. Extractor fan, radiator and tiled floor. Tiled splash back.

### Living Room

Double glazed bay window to the front and radiator. Television and telephone points. Electric fire set on a marble hearth and having a wooden surround.

### Open Plan Kitchen Diner

Range of bespoke solid wood cream shaker style base and wall units having a complementary resin work surface over. 1 1/2 bowl sink unit with mixer tap. Space for a range gas cooker and has an extractor above. Breakfast bar. Viessmann gas boiler. Part tiled walls and tiled floor having under floor heating. Radiator. Integral dishwasher, fridge and freezer. Double glazed windows and double doors out into the rear garden.

### Utility Room

Range of solid wood cream shaker style base and wall units having a complementary resin work surface over. Part tiled walls, plumbing for washing machine and space for tumble dryer. Tiled floor and double glazed door to the side.

### Conservatory

Double glazed windows to three sides and double doors out into the garden. Radiator.

### Home Office

Double glazed window to the side and radiator. Fitted wall cupboard. Flexible space that could be used as a single bedroom.

### Double Bedroom 3

Double glazed window to the front and radiator. Consumer unit. Fitted wardrobes.

### First Floor

#### Landing

Cupboard housing hot water tank. Access to the loft space.

#### Bedroom 1

Velux windows to the rear with fitted blind. Double glazed window to the front. Fitted wardrobes. Radiator and under eaves storage.

#### En-Suite Shower Room

2 piece modern suite comprising of vanity sink unit and back to wall pan w.c. Large walk in shower. Fully tiled walls, tiled floor, shaver point and electric toothbrush charger combined. Extractor fan. Heated towel rail.

#### Bedroom 2

Double glazed window to the side and velux window to the front and rear with fitted blind. Fitted wardrobes and under eaves storage. Radiator.

#### House Bathroom

2 piece modern suite in white comprising of vanity wash hand basin and back to wall pan w.c. Fully tiled walls and tiled floor. Shaver point and electric toothbrush charger combined, extractor fan and heated towel rail. Velux window.

### Outside

#### Gardens

Driveway with gated access to the front. Second driveway to the side leading to the garage. Enclosed rear garden that is mainly laid to lawn. Patio areas and paved walkways. Outside tap. Fence and stone boundaries. Raised flower beds.

#### Garage

19'10 x 9'3

Detached garage having an up and over door. Power and light. Alarmed.



# FLOORPLAN & EPC



TOTAL FLOOR AREA : 1372.14 sq. ft. ( 127.48 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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