

FOR SALE

£225,000 Freehold



17 Woodlands Grove, Cottingley, Bingley, West Yorkshire. BD16 1PW

- 3 Bed Semi Detached - 2 Reception Rooms
- Gas Central Heating - Partial Double Glazing
- Downstairs W.C - Driveway & Garage
- Gardens to the Front & Rear



PROPERTY DESCRIPTION

Established three bedroom semi detached, situated in a quiet location off Manor Drive in Cottingley. Within the catchment of the popular Beckfoot and Bingley Grammar Secondary Schools. The property has been well looked after, but now ready for some general improvements. Benefiting from gas central heating and partial UPVC double glazing. Briefly comprises; entrance hall, downstairs w.c, spacious lounge with bay window, dining room and kitchen to the ground floor. Three bedrooms, bathroom and separate w.c. to the first floor. Outside, there is a driveway for one vehicle leading to the single garage and gardens to the front and rear. Internal viewing is essential to appreciate the accommodation on offer. Council tax band C.



ROOM DESCRIPTIONS

Entrance Hall

Entrance door and windows to the front having the original stained glass. Delph rack, cupboard housing gas meter and stairs to the first floor.

Downstairs W.C.

2 piece suite in white comprising of sink unit and low level w.c. UPVC double glazed window to the side. Cupboard housing consumer unit and electric meter.

Lounge

Sealed unit double glazed window to the front having original stained glass. Radiator and coved ceiling. Electric fire set on a wooden surround. Double doors leading into ...

Dining Room

UPVC double glazed window to the rear and radiator. Electric fire having a wooden surround.

Kitchen

Range of cherry effect base and wall units having a complementary work surface over. Stainless steel sink unit. Electric cooker point. Plumbing for washing machine. Part tiled walls, UPVC double glazed window to the rear and part glazed door to the side. Extractor fan.

First Floor

Landing

UPVC double glazed window to the side. Access to the loft space.

Bedroom 1

Sealed unit double glazed window to the front having original stained glass window. Views across the valley. Built in wardrobes and radiator.

Bedroom 2

UPVC double glazed window to the rear and radiator.

Bedroom 3

Sealed unit double glazed window to the front with original stained glass. Views to the front. Radiator and built in wardrobes.

Bathroom

3 piece suite in white comprising of panelled bath with mixer shower over, pedestal wash hand basin and bidet. UPVC double glazed window to the rear, part tiled walls and extractor fan.

Separate W.C.

Low level w.c in white. UPVC double glazed window to the side.

Outside

Gardens

Driveway for one vehicle leading to the single garage. Front garden having paved walkways and paved areas. Fence and stone boundaries. Shrub and tree borders.

To the rear, there is an enclosed garden having patio and lawned areas. Fence and stone boundaries. Tree and shrub borders.

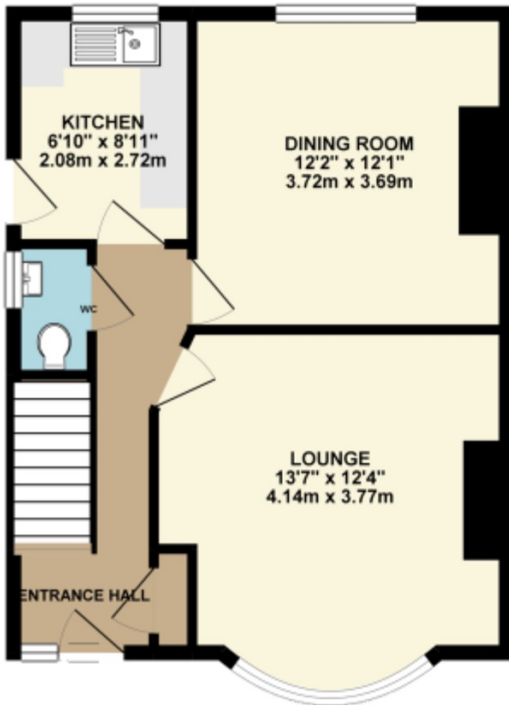
Garage

Single garage having an up and over door.

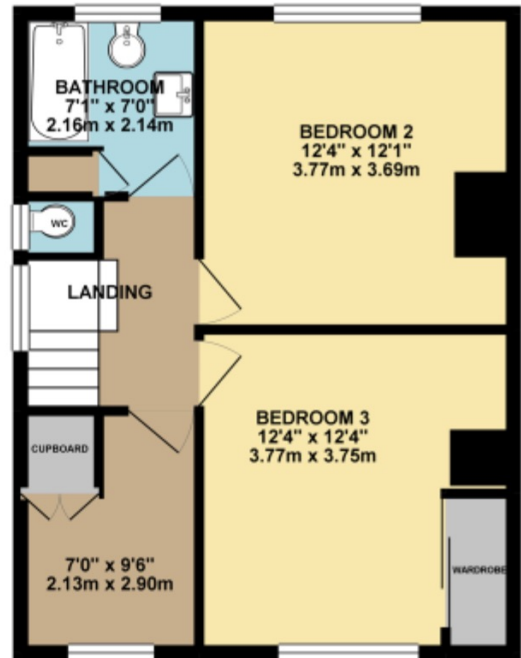


FLOORPLAN & EPC

GROUND FLOOR 471.18 sq. ft.
(43.77 sq. m.)



1ST FLOOR 461.54 sq. ft.
(42.88 sq. m.)



TOTAL FLOOR AREA : 932.72 sq. ft. (86.65 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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