



48 Main Street, Cottingley, Bingley. BD16 1SR

- STONE BUILT, END TERRACE HOUSE
- TWO BEDROOMS, GAS C.H., PVCu D.G. THROUGHOUT
- MODERN FITTED KITCHEN, BATHROOM WITH SHOWER
- FOR SALE £114,500 Council Tax Band 'B' Bradford



PROPERTY DESCRIPTION

This Stone built TWO Bedroom end-terrace property is located in the old part of Cottingley Village. The property offers Gas C.H., PVCu D.G. throughout, modern FITTED KITCHEN, Bath with shower.



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

With tiled floor.

Lounge

4.30m x 3.73m (14' 1" x 12' 3")

With inset stone fireplace, windows to front and rear, two radiators.

Kitchen

With a range of cream base and wall units, wood effect roll edge laminate worktop. Built in stainless steel electric oven, gas hob, stainless steel sink and drainer with mixer tap over, wood laminate floor. Plumbing for washing machine, radiator. Door to cellar area housing WORCESTER combination boiler. PVCu door to rear.

Stairs

With wooden handrail to landing area with radiator.

First Floor

Bedroom 1

4.36m x 3.05m (14' 4" x 10') (into alcoves)

Double bedroom with radiator, door to useful storage cupboard with shelving.

Bedroom 2

2.48m x 1.98m (8' 2" x 6' 6")

Single bedroom, radiator.

Bathroom

White three piece suite, featuring panelled bath, REDRING electric shower, pedestal hand basin, low level w.c., radiator. Tiled floor and part tiled walls, fully to the shower area.

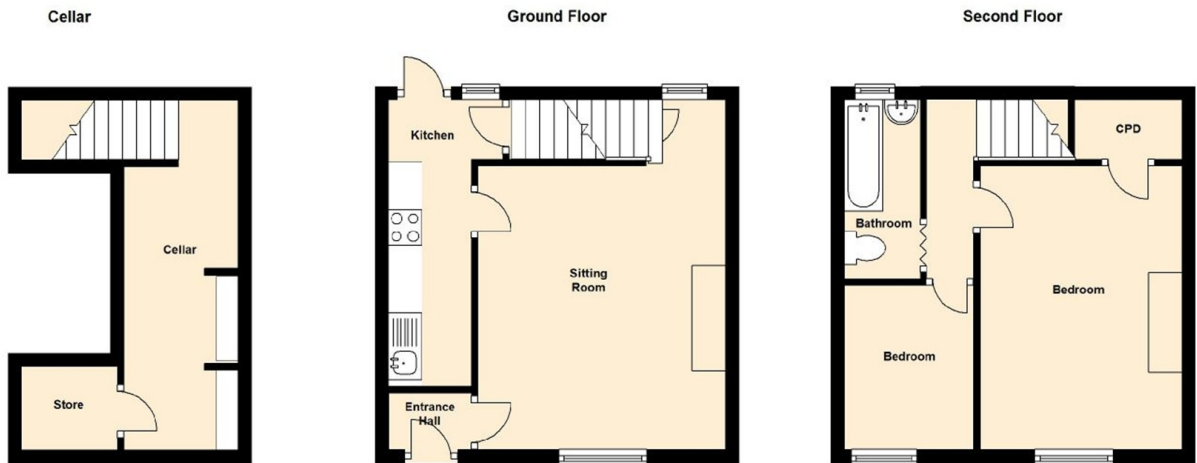
Outside

Parking

There is no allocated parking belonging to the property and so roadside parking is used.



FLOORPLAN & EPC



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(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	

Cotson Reddish & Partners
 1, Albert Road, Saltaire, BD18 4NR
 01274 533124
 estateagency@cotsonreddish.co.uk