



Day & Co  
ESTATE AGENTS

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**Greenhill Grange Cottage, Lady  
Lane, Bingley, West Yorkshire,  
BD16 4AU**

**£425,000**

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- DELIGHTFUL SEMI-DETACHED COTTAGE
  - WELL APPOINTED DINING KITCHEN
  - VIEWING ADVISED, NO CHAIN
- RECENTLY MODERNISED
  - GOOD SIZED GARDENS, PARKING
  - EPC Rating C

SUMMARY

\*\* SEMI-DETACHED COTTAGE, RECENTLY MODERNISED, THREE BEDROOMS, WELL APPOINTED DINING KITCHEN, GOOD SIZED GARDENS, OFF ROAD PARKING, NO ONWARD CHAIN, INTERNAL VIEWING ADVISED, EPC RATING C \*\*

FULL DESCRIPTION

Day & Co are pleased to be marketing for sale this delightful three bedroom semi-detached cottage which has recently been modernised situated in a desirable Lady Lane setting. This property has good sized gardens, off road parking, no onward chain and an early viewing is strongly recommended to avoid any disappointment.

The spacious living accommodation briefly comprises of an open plan living room with wood burning stove, windows to both the front and rear, built in storage cupboard, open plan staircase. A real feature of this property is a stunning, well appointed dining kitchen with appliances, island, double doors to both the front and rear.

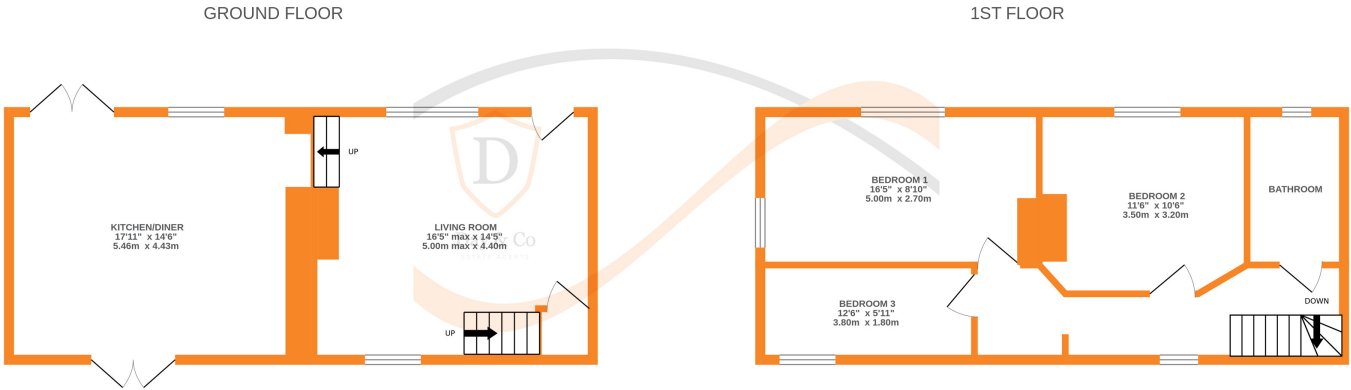
To the first floor there is a landing with feature mullion window to the rear, three bedrooms and the house bathroom which has a newly fitted suite.

Externally the property will offer parking to the front (owners have informed us this will be carried out), along with a patio area to the rear and good sized garden (owners have informed us this will be grassed).

Greenhill Grange is situated in one of Bingley's premier residential locations off Lady Lane. Bingley town centre is within close proximity and boasts a range of shops and amenities, bars, restaurants and well respected primary and secondary schools. Bingley also enjoys excellent road and rail links to Bradford, Leeds and Skipton.

- Gas Central Heating, Majority Sealed Unit Double Glazing, Shared Septic Tank

EPC Rating C



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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