

FOR SALE

£175,000 Freehold



15 March Cote Lane, Cottingley, Bingley, West Yorkshire. BD16 1TA

- 3 Bedroom Extended Semi
- Gas Central Heating - Double Glazing
- In Need of Modernisation - No Seller Chain
- 2 Reception Rooms - Kitchen
- Gardens - Drive & Garage
- Overlooking Fields to the Rear



PROPERTY DESCRIPTION

Three bedroom extended semi detached in the popular Cottingley area of Bingley. Part of the catchment area of the well regarding Beckfoot and Bingley Grammar Secondary Schools.

In need of modernisation, the property briefly comprises; entrance hall, spacious lounge, separate dining room and kitchen to the ground floor. Three bedrooms and family bathroom to the first. Outside, the property has a garden, driveway and garage to to the front, with enclosed lawned garden to the rear having an attractive outlook over fields.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band B.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed window and door to the side. Stairs to the first floor and radiator.

Lounge

Double glazed windows to the front and radiators. Living flame gas fire set within a brick fireplace.

Dining Room

Double glazed patio doors to the rear. Radiator and under stairs cupboard.

Kitchen

Range of traditional base and wall units having a complementary work surface over. 1 1/2 bowl sink unit having a mixer tap over. Plumbing for washing machine, gas cooker point and part tiled walls. Double glazed window to the rear.

First Floor

Landing

Double glazed window to the rear.

Bedroom 1

Double glazed window to the front having views across the valley. Radiator.

Bedroom 2

Double glazed window to the rear with views over surrounding fields. Radiator.

Bedroom 3

Double glazed window to the front and radiator.

Family Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Cupboard housing hot water cylinder. Radiator, fully tiled walls and double glazed window to the side.

Outside

Gardens

Enclosed pebbled garden to the front having gated access and fence boundaries. Driveway to the side leading to the single garage.

Lawned garden to the rear overlooking surrounding fields. Fence boundaries, patio area and outside tap.

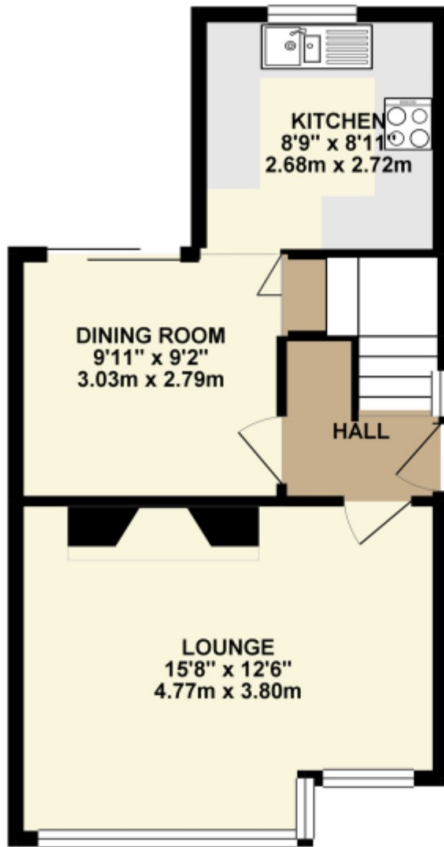
Single garage having double timber doors.



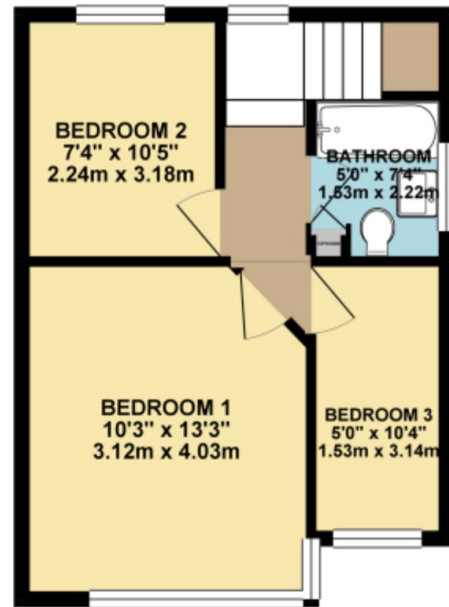
FLOORPLAN



GROUND FLOOR



1ST FLOOR



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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