

FOR SALE

£450,000 Freehold



71 Manor Drive, Cottingley, Bingley, West Yorkshire. BD16 1PN

- 4/5 Bedroom Detached - 2 to 4 Reception Rooms
- Breakfast Kitchen - 4 Bathrooms
- Deceptively Spacious boasting approx 2000sqft
- Many Countryside Walks Close By
- Large Private Garden to the Rear - Driveway



PROPERTY DESCRIPTION

Offering versatile family accommodation, is this good sized 4 bedroom detached boasting approx 2000sqft of accommodation. Situated in the popular Cottingley area of Bingley where there are many countryside walks close by. It is an area of outstanding beauty with Goit Stock waterfall in Harden, only approx an hour away on foot. There is a great view of Baildon Moor to the front with the Yorkshire Dales on your step. The property borders Bingley Rural in the Aire Valley which is South of the Pennines. Within the catchment area of the well regarded Beckfoot and Bingley Grammar Schools.

The deceptively spacious property briefly comprises; entrance hall, cloakroom, 2 reception rooms, breakfast kitchen, 3 bedrooms, en-suite shower room and family bathroom to the ground floor. 2 further bedrooms or reception rooms dependant on your needs and shower room to the lower ground floor. Outside, the property occupies a large private plot having block paved driveway to the front and gardens to the front, side and rear. Internal viewing is essential to appreciate the size and the flexible accommodation on offer. Council tax band F



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door to the front. Radiator, storage cupboard and stairs down to the lower ground floor.

Cloakroom

2 piece suite comprising of wash hand basin and low level w.c. Double glazed window to the side and radiator. Extractor fan.

Lounge

Double glazed window to the side. Radiator and wall light points. Double glazed French doors out into the rear garden. Living flame gas fire set on a marble hearth and having a wooden surround.

Dining Room

Double glazed French doors out into the rear garden. Radiator and oak flooring.

Kitchen

Range of traditional base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Double electric oven, gas hob and extractor hood. Integral dishwasher. Plumbing for washing machine and space for tumble dryer. Worcester gas boiler. Breakfast bar, part tiled walls and tiled floor. Radiator. Double glazed window to the rear and part glazed door to the side. Built in under the counter fridge freezer.

Family Bathroom

3 piece suite in white comprising of wood panelled bath, pedestal wash hand basin and low level w.c. Step in shower cubicle having an electric shower over. Radiator and shaver point. Tiled floor and fully tiled walls. Double glazed window to the side and extractor fan. Access to the loft space.

Bedroom 1

Double glazed window to the front having views across the valley. Radiator, fitted wardrobes and drawers. Down lighters and television point.

En-Suite Shower Room

2 piece suite comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower over. Fully tiled walls and tiled floor. Radiator and double glazed window to the side.

Bedroom 2

Double glazed window to the front having views across the valley. Radiator. Fitted wardrobes, drawers and shelves.

Bedroom 3

Double glazed window to the side and radiator. Fitted wardrobes and drawers.

Lower Ground Floor

Hall

Double glazed entrance door to the front and double glazed window to the side. Radiator and stairs up to the next level.

Bedroom 4/Reception Room

Double glazed bay window to the front and side. Consumer unit, radiator and wall light points.

Bedroom 5/Home Office

Double glazed window to the front and radiator.

Shower Room

2 piece modern suite in white comprising of vanity sink unit and back to wall pan w.c both set within Walnut base units. Step in shower cubicle having a mains shower over. Extractor fan, chrome heated towel rail. Tiled floor and fully tiled walls. Fitted mirror with shelves and light.

Outside

Gardens

To the front there is a block paved driveway. Lawned areas with tree and shrub borders, Fence, hedge and stone boundaries.

To the rear, there is an extensive lawned garden with patio area. Hedge, fence and stone boundaries. Mature planting of flower, trees and shrubs. Summerhouse and two ponds. Outside electric and built in garden lights.



FLOORPLAN & EPC



LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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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