



## Chenesiton, Bradford Road, Cottingley, Bingley, West Yorkshire BD16 1PA

- Sizeable 6 bedroom Edwardian Semi detached property
- Good range of fixtures , fittings and tasteful decor. Gas fired central heating system & Upvc double glazing
- Offereing flexible accommodation suited to larger family use
- Fantastic open aspect to the rear across the valley
- Popular locality being well placed for a range of amenities
- Ample driveway area, double garage and pleasant gardens spaces

**£475,000 Freehold**





# Chenesiton, Bradford Road, Cottingley, Bingley, West Yorkshire BD16 1PA

## DESCRIPTION

We are pleased to offer for sale this impressive, elegant six bedroom Edwardian semi-detached residence which was built in 1909.

Occupying an established plot and situated in a popular and sought after locality and being within easy reach of nearby Bingley with its excellent range of amenities.

The property offers flexible family accommodation, with there being multiple options for reception and bedroom space on the ground floor, in addition to 4 first floor bedrooms. the property provides a ground floor bathroom and separate w.c and a first floor shower room. A spacious basement space provides storage with the certain potential to create further accommodation - subject to the the necessary permissions.

Comprising in brief:- Covered Porch, Formal entrance hall, living room, dining kitchen, dining/sitting room, two ground floor double bedrooms, bathroom and separate w.c. To the first floor:- Four further bedrooms and shower room.

The property has a gas fired central heating system and Upvc double glazing, along with a nicely appointed fixtures and fittings. The property was fully re-roofed and re-wired during 2019.

Approached via a shared driveway area which in turn leads to a private parking area and double garage with twin up and over doors. To the front of the property has a pleasant southerly facing enclosed paved garden area. To the rear is a pleasant lawned garden with shrub beds, This garden has an open aspect across the River Aire and valley.

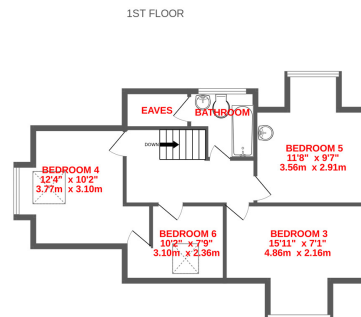
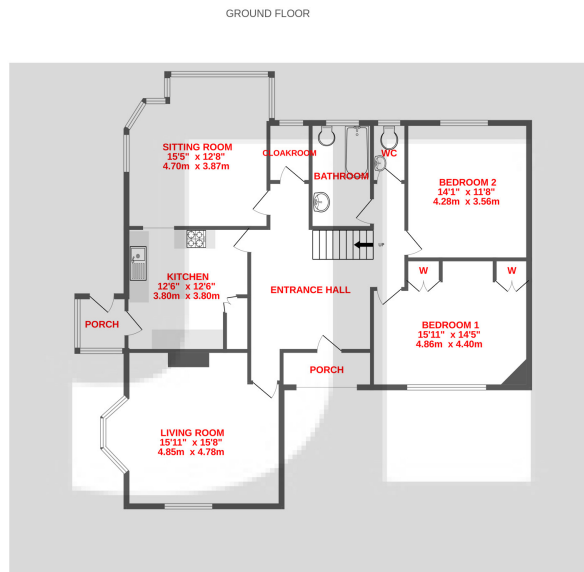
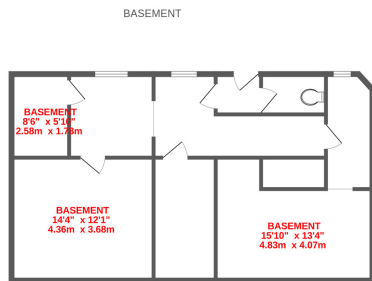
Being well placed for an array of amenities including shops, leisure facilities, transport links The area is renowned for its well regarded schools primary and senior including Beckfoot Grammar of which is an approximate 10 minute walk away. Railway stations in nearby Bingley and Saltaire offer regular and direct access top the larger business centres of West Yorkshire and beyond.

We would encourage a full on site and internal viewing to appreciate all on offer.

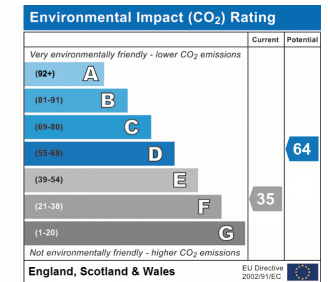
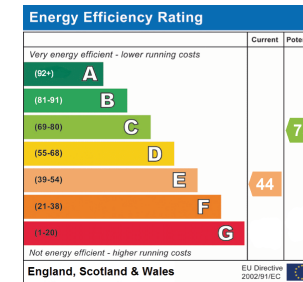








The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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## DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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## Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00