

FOR SALE

£189,950 Freehold



50 March Cote Lane, Cottingley, Bingley. BD16 1TH

- 3 Bedroom Semi Detached Situated in Popular Location
- Central Heating - Double Glazing
- Lounge - Kitchen/Diner - Utility Area
- Good Sized Gardens Front & Rear



PROPERTY DESCRIPTION

Well presented semi detached situated in the popular Cottingley area of Bingley. Within the catchment area of the well regarded Beckfoot and Bingley Grammar Secondary Schools.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, spacious lounge, dining kitchen and utility area to the ground floor. Two double bedrooms, further single bedroom and family bathroom to the first floor. Outside, the property occupies a good sized plot with gardens to the front and rear.

Council tax band A. Internal viewing is essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed window and entrance door to the front. Stairs to the first floor. Radiator.

Lounge

Double glazed window to the front, radiator and wall light points. Television and telephone points. Living flame gas fire set on a marble hearth and having a wooden surround.

Kitchen/Diner

Spacious room having a range of base and wall units with complementary work surface over. 1/1/2 bowl sink unit with mixer tap. Electric oven, gas hob and chimney extractor hood over. Plumbing for dishwasher. Part tiled walls. Double glazed window to the rear. Double glazed double doors leading out into the rear garden. Radiators and stable door to the side.

Side Entrance/Utility Area

Double glazed window to the rear and double glazed door to the side. Worcester gas boiler. Plumbing for washing machine and vent for tumble dryer. Cold water tap. Ample storage space.

First Floor

Landing

Double glazed window to the side. Access to loft space.

Double Bedroom 1

Double glazed window to the front, radiator and laminate floor.

Double Bedroom 2

Double glazed window to the rear and radiator.

Bedroom 3

Double glazed window to the front, radiator and bulk head over the stairs.

Bathroom

3 piece suite in white comprising of panelled bath having a shower over, pedestal wash hand basin and low level w.c. Part tiled walls. Double glazed window to the rear and heated towel rail.

Outside

Gardens

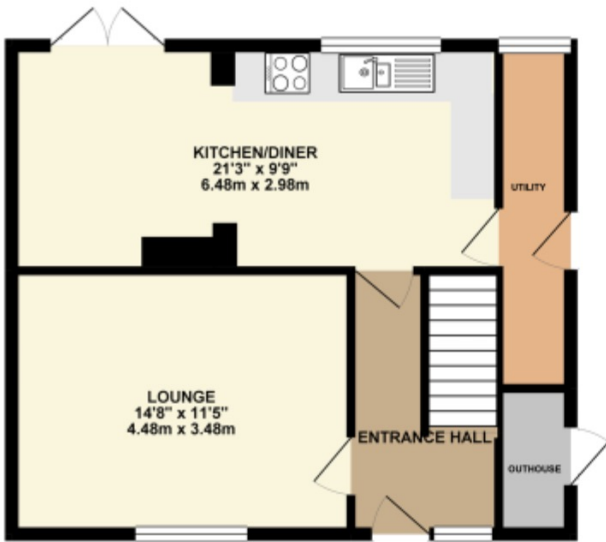
To the front there is an enclosed garden to the front with gated access and hedge and fence boundaries. Pebbled area and lawned area. Paved walkway. Shared gated access to the side giving access to the outhouse.. To the rear, there is gated access leading to a lawned area with patio and pebbled area. Hedge and fence boundaries. Tree border.



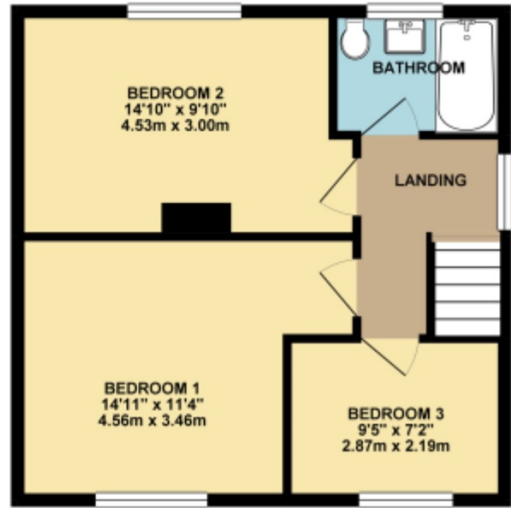
FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(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	

Sales Branch
55, Bingley Road, Shipley, BD18 4SB
01274 592280
saltaire@kmmaxfield.com