



4 Woodside View, Cottingley, Bingley, West Yorkshire BD16 1RL

- Established three bedroom semi detached property
- Good range of fixtures and fittings - gas central heating and Upvc double glazing
- Highly popular and convenient locality
- Driveway, single detached garage and pleasant gardens
- Ideally placed for a range of localised amenities and well regarded schooling
- Early enquiry and viewing recommended

£229,950 Freehold

4 Woodside View, Cottingley, Bingley, West Yorkshire BD16 1RL

DESCRIPTION

Well appointed, established three bedroom semi detached property, located in a pleasant position within this highly sought after and convenient locality.

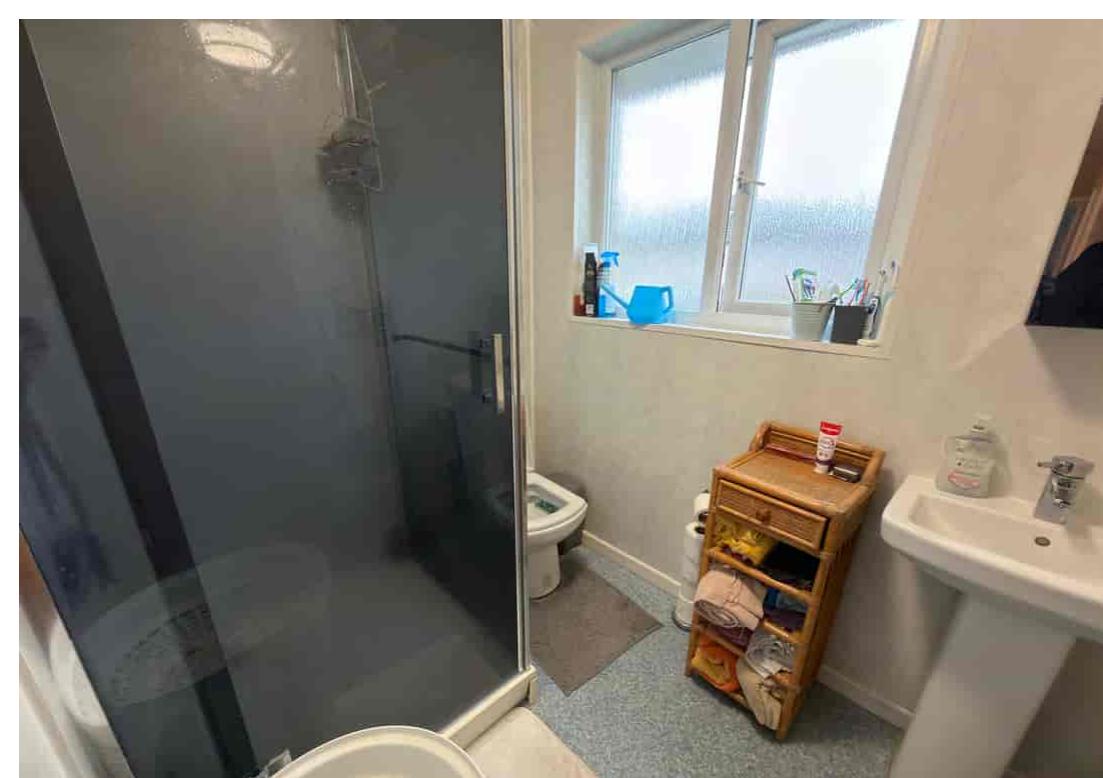
The accommodation provides a gas fired central heating system and double glazing and briefly comprises:- Entrance hall with stairs leading to the first floor, Living room with feature wall recessed fire and sliding double doors that lead to the dining room, fitted kitchen with a range of wall and base cupboards. To the first floor are three bedrooms shower room with three piece suite and further separate w.c.

Externally the property has a driveway area to the front and side that leads to a single detached garage. There are lawned gardens to the front and rear.

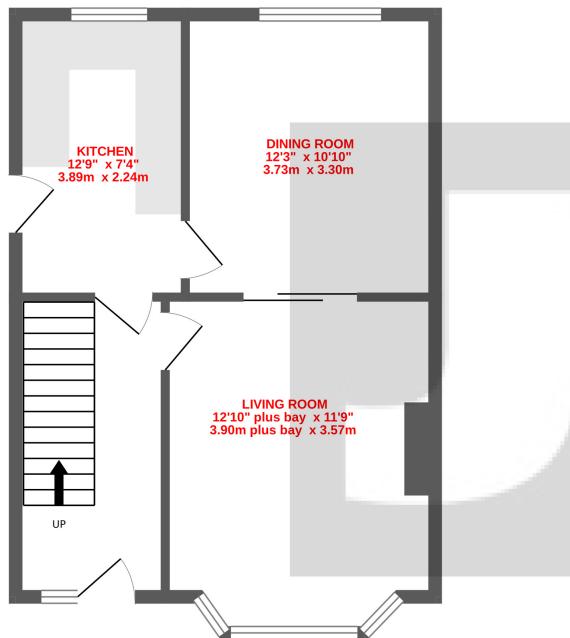
Situated in the highly sought after district of Cottingley, the property is well placed for a excellent range of localised amenities, the area is renowned for well regarded schools, (including Cottingley Primary and Beckfoot School) and leisure facilities. The area also has fantastic travel links by road and rail. Train stations in Saltaire and Bingley provide regular and direct access to larger business centres of West Yorkshire and beyond as well as the Yorkshire Dales.

We would encourage an early enquiry and viewing appointment.

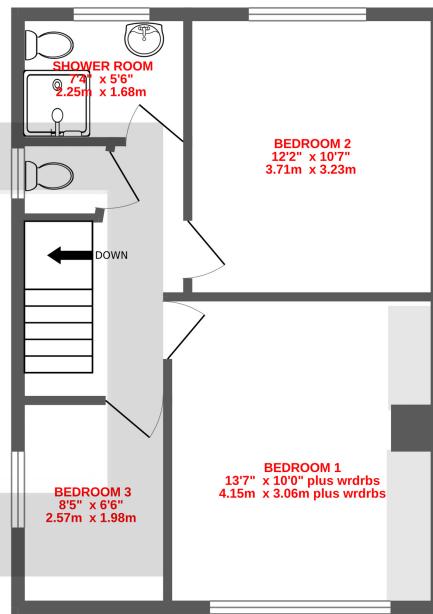




GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.
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 working order or condition can be given.
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01274 533322

67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00