

FOR SALE

£130,000 Leasehold



6 Goodfellow Close, Cottingley. BD16 1WG

- First Floor Apartment - Two Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Own Private Entrance - Lounge - Dining Kitchen
- Allocated Parking Space - No Seller Chain



PROPERTY DESCRIPTION

Well presented two double bedroom first floor apartment, situated within the well regarded David Wilson development off Cottingley Moor Road in Cottingley, Bingley. Occupying a light and airy plot, the property boasts good sized and well planned accommodation.

Briefly comprises; own private entrance door stepping into hall, stairs to the first floor with lounge, dining kitchen, two double bedrooms and bathroom. Outside, there is an allocated parking space.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band B. Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 13 mbps, Superfast 56 mbps & ultrafast 2000 mbs. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers.

Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door. Radiator, stairs to the first floor and consumer unit.

Landing

Double glazed windows to the front. Radiators, telephone point and access to the loft space. Cupboard housing Ideal gas boiler. Cupboard housing hot water tank.

Lounge

Double glazed window to the rear having a woodland outlook. Television and telephone points. Radiator.

Dining Kitchen

Range of Maple base and wall units having a complementary work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap over. Electric oven, gas hob and extractor hood. Part tiled walls, double glazed windows and radiator. Plumbing for washing machine.

Bedroom 1

Double glazed window to the rear having a woodland outlook. Radiator and fitted wardrobes.

Bedroom 2

Double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising of panelled bath having a mixer shower over, pedestal wash hand basin and low level w.c. Fitted mirror, shelf, light and shaver point. Radiator and double glazed window to the rear.

Outside

Pebbled garden frontage. Allocated parking space.

Agent's Notes:

The property has a lease term of 999 years from 1st January 2004, with 977 years remaining.

There is only a greenbelt charge of £236.13 that is paid annually from November to October and the vendor has paid this upto 31st October 2026 . This covers maintenance of the communal areas within the development.



FLOORPLAN & EPC

GROUND FLOOR



FIRST 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		
(69-80) C	79	79
(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	

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