

FOR SALE

£189,950 Freehold



# 9 March Cote Lane, Cottingley, Bingley, West Yorkshire. BD16 1TA

- 3 Bed Semi Detached
- Gas Central Heating - UPVC Double Glazing
- Re-Roofed 2025
- Lounge - Contemporary Bathroom
- Block Paved Driveway & Single Garage
- No Seller Chain



## PROPERTY DESCRIPTION

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Well presented 3 bedroom semi detached 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, UPVC double glazing and contemporary bathroom that was installed 2024 and was re-roofed in 2025.

Briefly comprises; entrance, spacious lounge and kitchen to the ground floor. Three bedrooms and bathroom to the first floor. Outside, the property has gardens to the front and rear with block paved driveway providing ample parking that leads to a detached single garage. To the rear there are open views across surrounding fields.

Council tax band B. Offered with no Seller chain. Viewing highly recommended.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 5 mbps, Superfast 75 mbps & Ultrafast 2000 mbps. Satellite & Cable TV Availability is through BT, Virgin & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs 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

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### Entrance Hall

Double glazed entrance door and window to the side. Radiator and stairs to the first floor.

### Lounge

Double glazed window to the front and radiator. Living flame gas fire having a wooden surround.

### Kitchen

Range of white base and wall units having a complementary work surface over. Fitted cupboards. Electric oven, gas hob and extractor hood. Integral washing machine ( new July 2024). Stainless steel sink unit with mixer tap. Double glazed window and door to the rear. Radiator. Under stairs cupboard having a double glazed window, electric consumer unit and meter.

### First Floor

#### Landing

#### Bedroom 1

Double glazed window to the front, radiator and built in wardrobes.

#### Bedroom 2

Double glazed window to the rear with views over fields. Radiator.

#### Bedroom 3

Double glazed window to the front and radiator.

### Family Bathroom

3 piece suite in white comprising of bath having a mains shower over, vanity sink unit and low level w.c. Double glazed window to the side and laminate floor. Chrome heated towel rail and fitted mirror with light.

### Outside

#### Gardens

Lawned garden to the front having hedge and fence boundaries. Block paved driveway to the side leading to the garage.

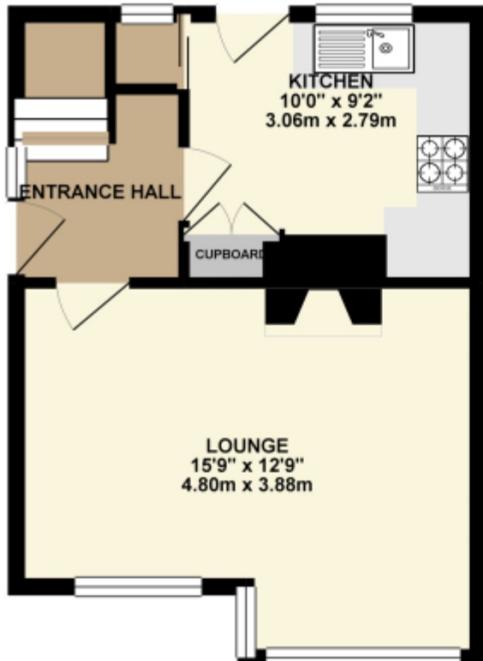
Mainly laid to lawn rear garden having hedge boundaries. Outside tap and light. Open aspect to the rear with views over surrounding fields

#### Garage

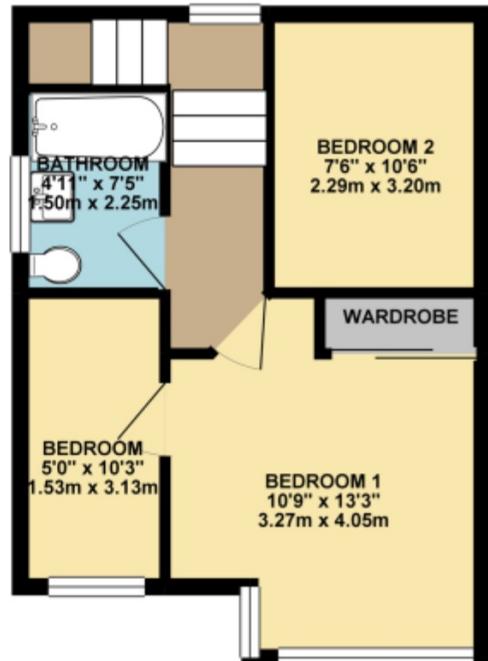
Single garage having an up and over door. Personal access door and window to the side.



GROUND FLOOR 326.93 sq. ft.  
( 30.37 sq. m. )



1ST FLOOR 326.93 sq. ft.  
( 30.37 sq. m. )



TOTAL FLOOR AREA - 653.87 sq. ft. ( 60.75 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	83
(69-80)	C	
(55-68)	D	62
(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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