

FOR SALE

£182,950 Freehold



17 Cottingley Manor Park, Cottingley, Bingley, West Yorkshire. BD16 1TQ

- Modern 2 Bedroom Townhouse - UPVC Double Glazing
- Gas Central Heating - Modern Kitchen/Diner
- Modern Bathroom - Enclosed Rear Garden
- 2 Parking Spaces - No Seller Chain



PROPERTY DESCRIPTION

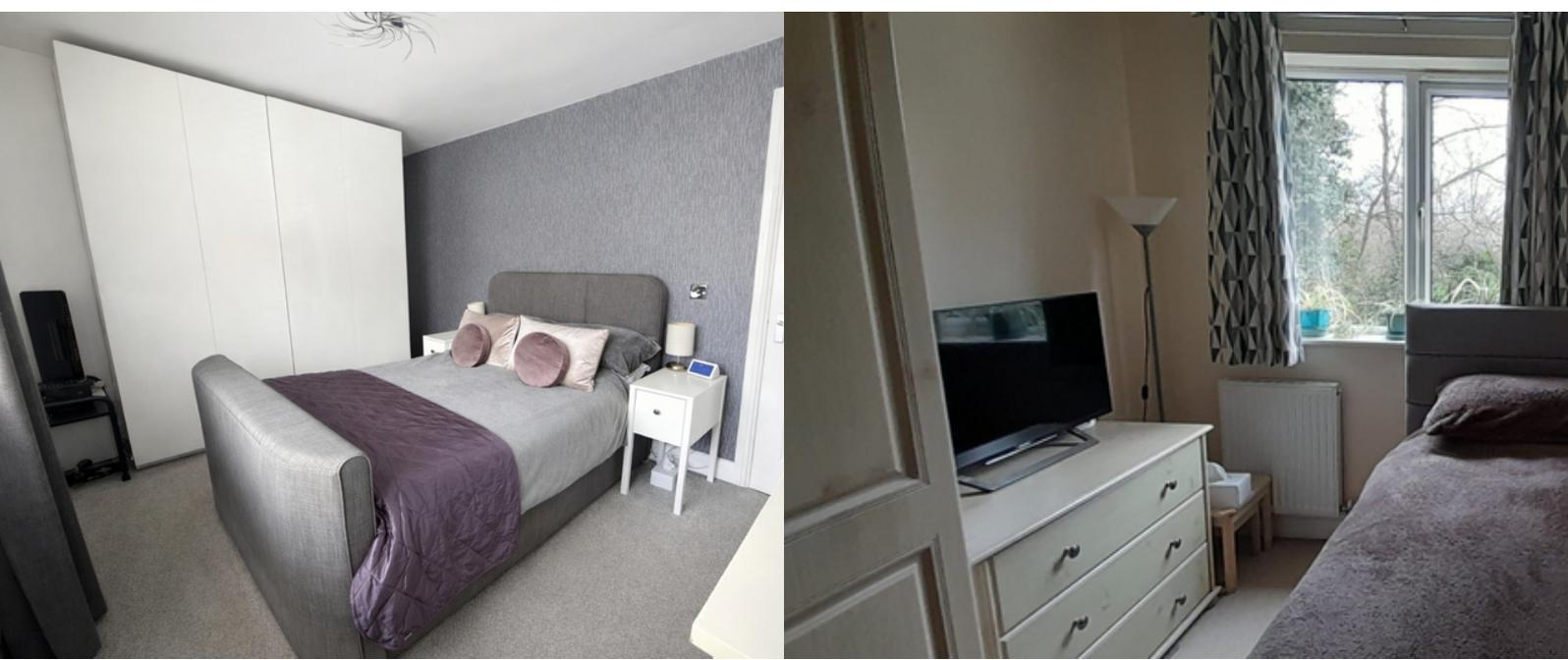
Built in 2000, is this beautifully presented townhouse situated in the popular Cottingley area of Bingley. Occupying a cul-de-sac position, the property is ideally placed for access to the bus network and the amenities in both Bingley and Shipley areas.

Having been refurbished by the present owners, the property benefits from gas central heating, UPVC double glazing and modern fixtures and fittings throughout.

Briefly comprises; lounge and modern kitchen/diner to the ground floor. Two bedrooms and modern bathroom to the first floor. Outside, there are two allocated parking spaces to the front and enclosed garden to the rear.

Offered with no Seller chain, therefore a quick completion can be achieved. Council tax Band B. Perfect for First Time Buyers.

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 50 mbps, Superfast 80 mbps & Ultrafast 2000 mbps. Satellite & Cable TV Availability is through BT & Sky. 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

Lounge

Double glazed window and entrance door to the front. Feature radiator and under stairs cupboard. Laminate floor and stairs to the first floor.

Kitchen/Diner

Range of modern high gloss white units having a complementary work surface over. Electric double oven, electric induction hob and extractor hood. Plinth heater. Built in dishwasher, built in fridge and freezer and built in microwave. Stainless steel single drainer sink unit. Double glazed window to the rear. Feature radiator, part tiled walls and laminate floor. Worcester gas boiler which is serviced annually. '

Rear Lobby

Double glazed door out into the rear garden. Feature radiator. Access to useful utility cupboard having plumbing for washing machine and space for condenser dryer.

First Floor

Landing

Access to the loft space which is partly boarded.

Bedroom 1

Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the rear, radiator and storage cupboard.

Bathroom

3 piece modern suite in white comprising of panelled bath having an electric shower over, vanity sink unit and low level w.c. Part tiled walls, feature radiator and extractor fan. Double glazed window to the rear.

Outside

Garden

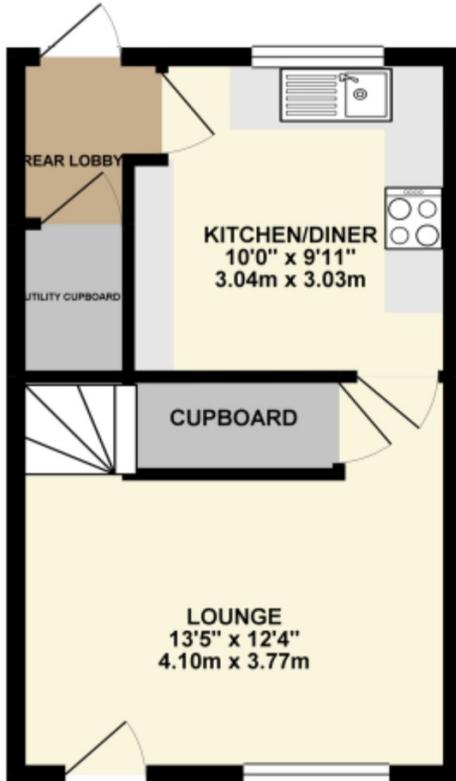
2 allocated parking spaces to the front. Enclosed rear garden having patio area and artificial lawn. Flower, tree and shrub border. Garden shed.



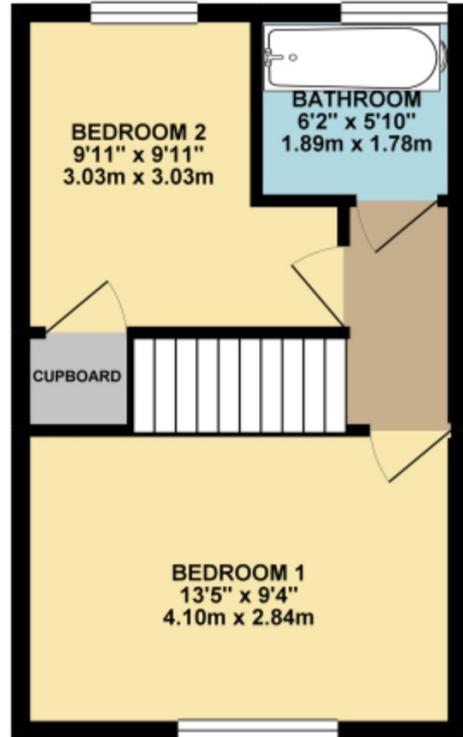
FLOORPLAN



GROUND FLOOR 300.23 sq. ft.
(27.89 sq. m.)



1ST FLOOR 300.23 sq. ft.
(27.89 sq. m.)



TOTAL FLOOR AREA : 600.46 sq. ft. (55.78 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 operability or efficiency can be given.
Made with Metropix ©2025