



## Brooklands Bradford Road, Cottingley, Bingley, West Yorkshire BD16 1NE

- Fantastic Newly built four bedroom detached property
- Stunnin range of stylish fixtures and fittings throughout and flooring included
- Fantastic location close to Bingley Town Centre and excellent amenities
- Spacious open plan living dining and kitchen area
- Highly energy efficient with air source heat pump and solar panels
- Pleasant low maintenance gardens and ample parking

**£450,000 Freehold**





# Brooklands Bradford Road, Cottingley, Bingley, West Yorkshire BD16 1NE

## DESCRIPTION

We pleased to be instructed in the sale of this fantastic newly built four bedroom detached property.

Situated in this highly desirable and convenient locality close to Bingley town centre and its excellent and broad range of amenities, the property is also ideally placed for the well regarded Beckfoot Secondary school which is an approximate 5 minute walk.

Appointed to a extremely high specification throughout, meticulously finished with Oak internal doors and staircase, matt black sockets and light fittings to the ground floor. Luxury Vinyl flooring from hallway through to the living dining kitchen. (Fitted carpets elsewhere). Fully tiled bathroom (including floor). viewing is essential to appreciate all these family properties.

The accommodation comprises:- Entrance hallway, cloakroom w.c, utility room, living room, spacious living/dining and kitchen area. Four well proportioned first floor bedrooms house bathroom, The master having a en-suite shower room.

Externally there is ample car parking to the front. To the rear is a lovely private enclosed garden space, planned for ease of maintenance with artificial grass and a raised timber decked seating area that bridges a pleasant beck.

The properties benefit from a air source heat pump and solar panels making them very efficient to run and heat. There is a fitted ring security camera system and a fitted EV charge point. Underfloor heating to the ground floor

AGENTS NOTES:- Energy Efficiency Ratings - We currently await this information. Where a property is not yet complete these will be Predicted Energy Assessments (PEA) rather than Energy Performance Certificate (EPC). The PEA might note represent the final energy rating of the property on completion.

Council Tax - the properties have not yet been banded for council tax purposes.

A certificate of Inspection in respect of the main building structure in the form of a 10 year Insurance backed Certificate via ICW. This will be issued by the developers in accordance with the Council of Mortgage Lenders (CML) Handbook requirements. Details to be confirmed by solicitors. We would recommend that you discuss this with any mortgage lender prior to submitting any application in order to check their acceptance of this certificate.

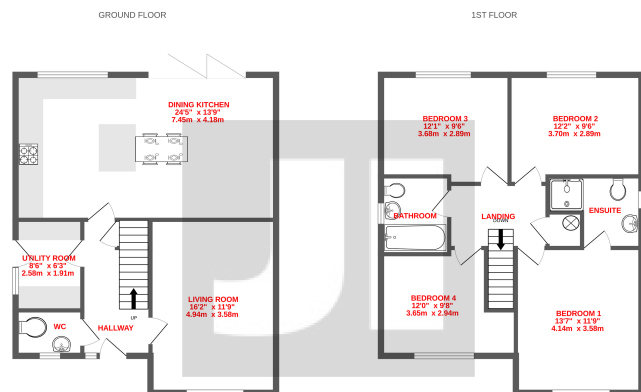
Important Notice - The builder reserves the right to alter any part of the development including, specification, site and floor layout plans as the scheme progresses. All



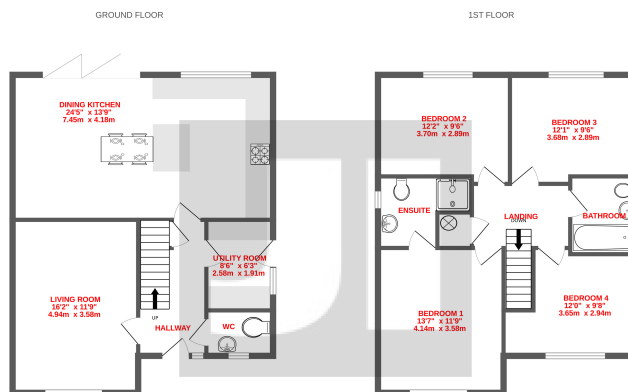








Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreapp 10/20/21



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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.

## 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.

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**to sell or let?**

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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