

FOR SALE

£235,000 Freehold



8 Manor Fold, Cottingley, Bingley, West Yorkshire. BD16 1TE

- End 2 Double Bedroom Terrace Situated in a Quiet Court Yard Setting
- Gas Central Heating - Double Glazing
- Dining Kitchen - Lounge
- Large Corner Plot with Large Garden to the side & Rear
- Single Garage & Parking



PROPERTY DESCRIPTION

Situated within a court yard setting off March Cote Lane in Cottingley, is this deceptively spacious end terrace house built in 1996. Occupying a large corner plot, there is more to the property that meets the eye.

The property has gas central heating and double glazing. Briefly comprises; entrance vestibule, hallway, dining kitchen and lounge to the ground floor. Two double bedrooms and bathroom to the first floor. The builders could have easily made this a 3 bedroom when it was first built. Outside, there is a single garage with parking. Low maintenance garden to the front with mainly laid to lawn gardens to the rear and side. Council tax band C.

Internal viewing is essential to appreciate the size of the accommodation on offer.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 5 mbps, Superfast 67 mbps, Ultrafast 1000 mbps. Satellite & Cable TV Availability is through BT & 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

Entrance Vestibule

Double glazed entrance door and window.
Radiator.

Hall

Radiator.

Dining Kitchen

Range of contrasting grey hand painted base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Plumbing for washing machine and space for dryer. Worcester gas boiler. Electric hob and electric oven. Part tiled walls, radiator and double glazed window to the front.

Lounge

UPVC double glazed window to the side and rear. Double doors out into the rear garden. Fireplace having a wooden surround. Radiator and television point. Stairs to the first floor.

First Floor

Double Bedroom 1

Double glazed window to the rear and radiator. Walk in cupboard having a double glazed window.

Bedroom 2

Double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising of wood paneled bath with mains shower over, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and double glazed window to the front.

Outside

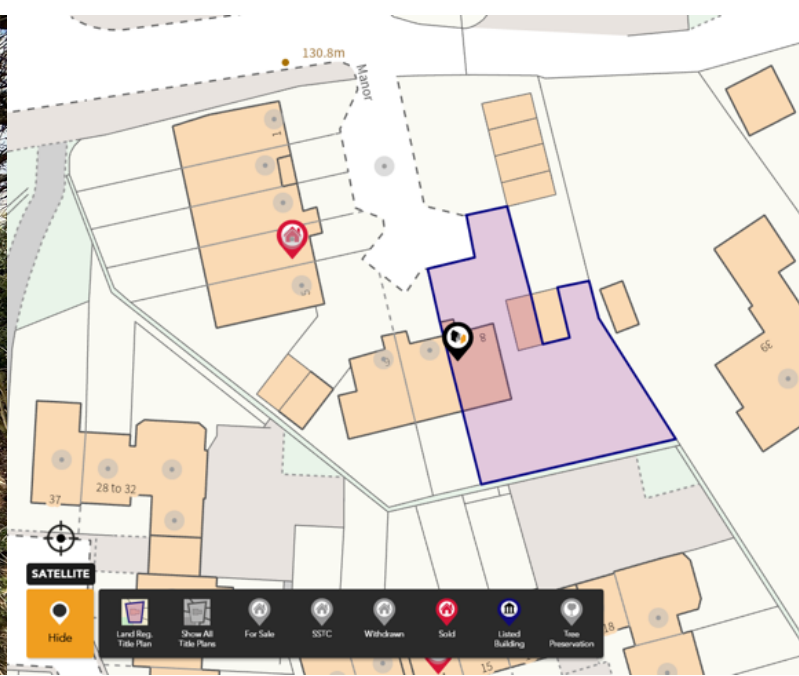
Gardens

Shaled garden to the front. Single garage and parking.

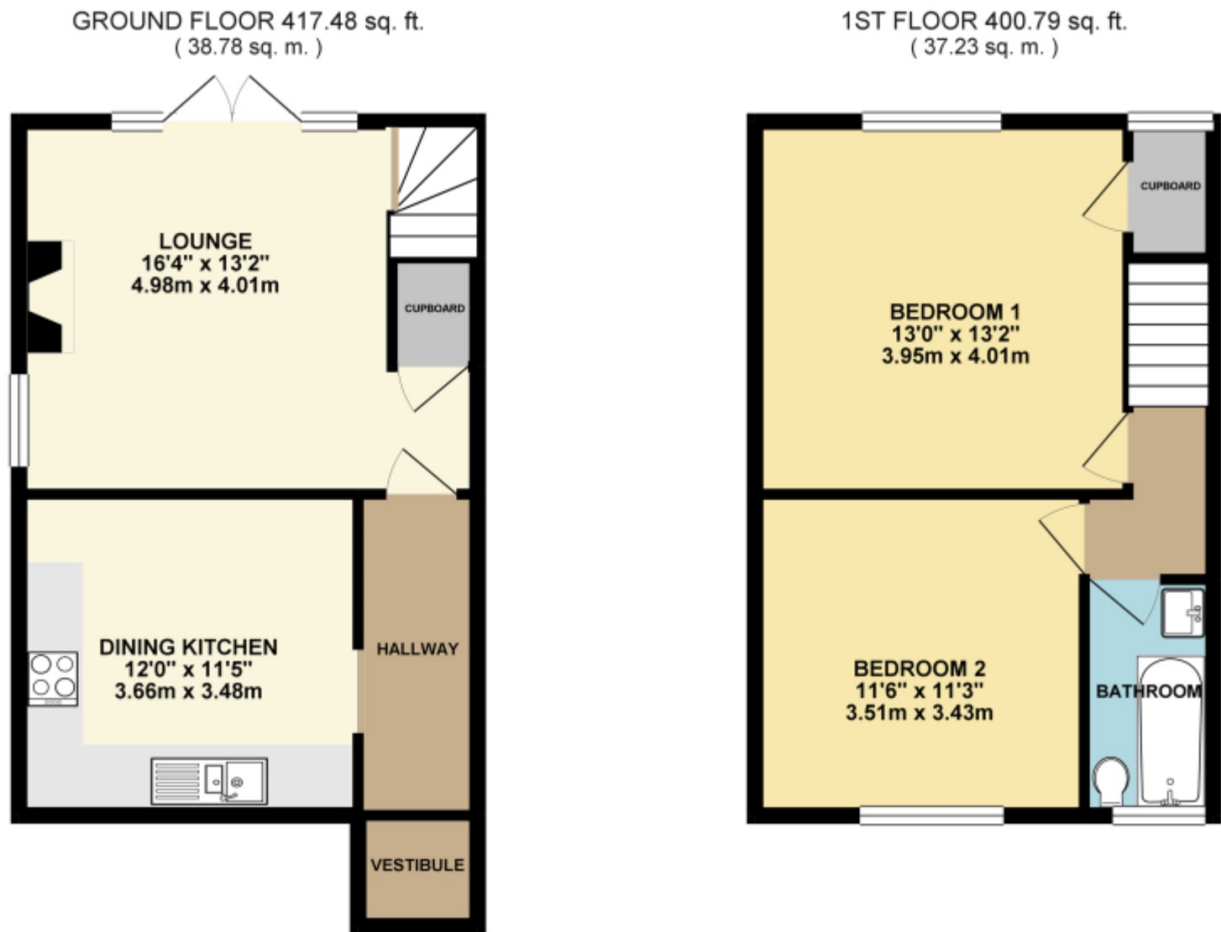
Enclosed mainly laid to lawn large rear garden with patio area. Mature planting of flowers, tree and shrubs. Stone and fence boundaries. Gated access to the side.

Single Garage

Up and over door.



FLOORPLAN



TOTAL FLOOR AREA : 818.27 sq. ft. (76.02 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.
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