

FOR SALE

£630,000 Freehold



Orchard Lodge, Bradford Road, Cottingley Bridge, Bingley, West Yorkshire. BD16 1NE

- Substantial 4 Double Bedroom Detached
- Downstairs W.C - Open Plan Kitchen with Dining Area & Sitting Area
- Spacious Living Room - Study/Boot Room
- Large En-Suite Shower Room - Modern Family Bathroom
- Modern Fixtures & Fittings Throughout - No Seller Chain
- Riverside Location - Gardens - Ample Parking - Double Garage
- Ideally Placed for Bus and Road Network



PROPERTY DESCRIPTION

uilt in 1991 by the present Owner, is this well presented substantial detached in a quiet location off Bradford Road at Cottingley Bridge in Bingley. Ideally placed for amenities in both Bingley and Saltaire, with easy access to the bus and road network. Within the catchment area of the well regarded Beckfoot and Bingley Grammar Secondary Schools. There are some beautiful countryside walks on your doorstep with both the River Aire and Leeds Liverpool Canal close by.

The property benefits from recently installed UPVC double glazing with bi-fold doors from the living room into the garden, recently updated bathrooms, gas central heating and modern fixtures and fittings throughout.

Briefly comprises; entrance hall, downstairs w.c, open plan kitchen with dining and sitting areas, spacious living room and study/boot room to the ground floor. Master bedroom suite with en-suite bathroom, three further double bedrooms and house bathroom to the first floor. Outside, there is ample gravelled parking for several vehicles to the front leading to the double garage and lawned garden to the rear with views of the River Aire.

Offered for sale with no Seller chain, therefore a quick completion can be achieved if necessary. Viewing is essential to appreciate this beautiful detached house and the quiet, yet convenient location.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed window and entrance door to the front. Radiator, tiled floor and down lighters. Under stairs cupboard and additional storage cupboard. Stairs to the first floor.

Downstairs W.C

2 piece modern suite in white comprising of sink unit and low level w.c. Down lighters and tiled floor. Double glazed window to the side.

Open Plan Living Dining Kitchen

Kitchen Area:

Range of high gloss white base and wall units having a complementary granite work top over. Inset 1 1/2 bowl sink unit with mixer tap. Integral dishwasher. Plumbing for washing machine. American style fridge/freezer. Double electric oven, 5 burner gas hob and extractor hood over. Under cupboard lights and tiled floor. Breakfast bar. Double glazed window and door to the side. Opening into ..

Dining Area

Tiled floor, radiator and down lighters. Opening into ..

Sitting Area

Double glazed windows to the rear and doors out into the garden. Down lighters and radiator.

Living Room

Double glazed windows to the side and bi-folding doors into the garden. Television and feature radiator.

Study

Flexible space which could have a variety of users. Radiator and laminate floor.

First Floor

Galleried Landing

Light well and down lighters.

Master Bedroom Suite

Double glazed window to the rear over looking the river. Radiator, television point and fitted bedroom furniture.

En-Suite Bathroom: 4 piece suite in white comprising of double vanity sink, freestanding bath and low level w.c. Large step in shower cubicle. Double glazed window to the side, tiled floor and tiled walls. Chrome heated towel rail, down lighters and fitted mirror with lights.

Bedroom 2

Double glazed window to the rear, radiator and television point. Access to the loft space.

Bedroom 3

Double glazed window to the front, radiator and telephone point.

Bedroom 4

Double glazed window to the front and radiator.

Family Bathroom

4 piece contemporary suite in white comprising of double sink vanity unit, freestanding bath and low level w.c. Large step in shower cubicle. Shaver point, double glazed window to the side and heated towel rail.

Outside

Gardens

Pebbled driveway to the front providing ample parking for several vehicles. Lawned area, hedge boundaries and tree borders. Large stone patio and lawned area to the rear. Fence and hedge boundaries.

Garage

Double garage with roller electric door. Double glazed windows to both side. Gas boiler and hot water tank.

Agent's Notes:

Please note that there is a water pumping station that serves this and the adjoining property. The sewerage drains are half way up the road, so the pump is needed to get the waste water up to where it needs to be. The council are in the process of adopting these pumping stations and taking over responsibility but until this is done the responsibility for maintenance is shared 50/50 with the adjoining property.

There is right of access over the neighbours driveway to access the drive of Orchard Lodge.

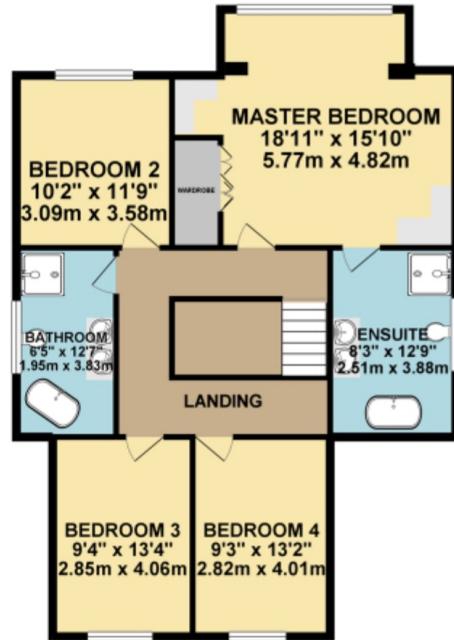


FLOORPLAN

GROUND FLOOR



1ST 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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