

FOR SALE

£190,000 Freehold



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

- 2 Bedroom Semi Detached
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm
- Lounge/Diner - Modern Kitchen
- Driveway & Garage - No Seller Chain
- Gardens with Views Across Fields to the Rear



PROPERTY DESCRIPTION

Originally built as a 3 bedroom, is this well presented and refurbished two bedroom semi detached, situated in the popular Cottingley area of Bingley. Part of the catchment of the well regarded Bingley Grammar and Beckfoot Secondary schools.

Benefiting from gas central heating, UPVC double glazing and intruder alarm. Briefly comprises; entrance hall, lounge/diner and modern kitchen installed in 2020 to the ground floor. Spacious master bedrooms, further double bedroom and bathroom to the first floor. Outside, there are gardens with views over surround fields to the the rear and driveway for two vehicles leading to the garage.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Internal viewing essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and window to the side. Stairs to the first floor. Laminate floor and radiator.

Lounge/Diner

Double glazed windows to the front and radiators. Electric stove effect fire having a wooden surround and hearth. Television point. Laminate floor to dining area.

Kitchen

Range of high gloss cream base and wall units having a complementary work surface over. 1 1/2 bowl stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Electric hob and electric oven. Radiator, laminate floor and under stairs cupboard. Ideal gas boiler which is serviced annually. Double glazed window and door out into the rear garden.

First Floor

Landing

Double glazed window to the rear with views across surrounding fields.

Bedroom 1

Double glazed windows to the front, radiators and fitted wardrobes. Access to the partly boarded loft space via retractable loft ladder.

Bedroom 2

Double glazed window to the rear having views across the valley. Radiator.

Family Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, vanity wash hand basin and low level w.c. Down lighters, tiled floor and fully tiled walls. Chrome heated towel rail and extractor fan.

Outside

Gardens

Driveway for two vehicles and lawned garden to the front.

Enclosed mainly laid to lawn rear garden with decked area. Raised borders, mini lean to greenhouse and fence boundaries. Outside tap, power point and security light

Garage

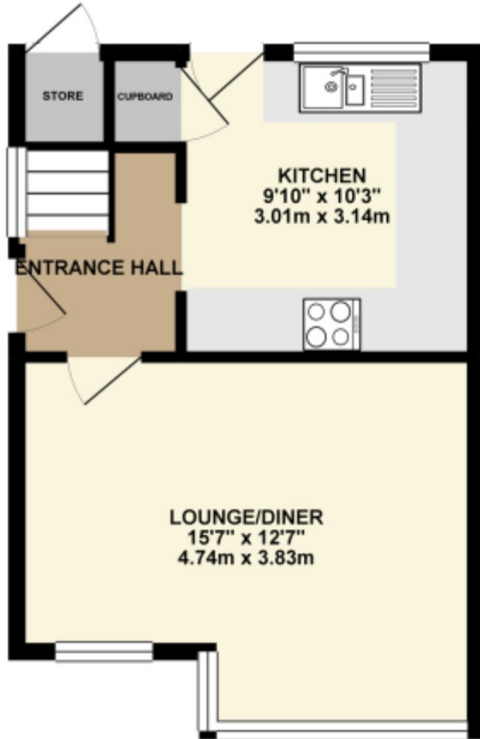
Timber storage area to the front. Up and over door. Power and light. Window to the side.



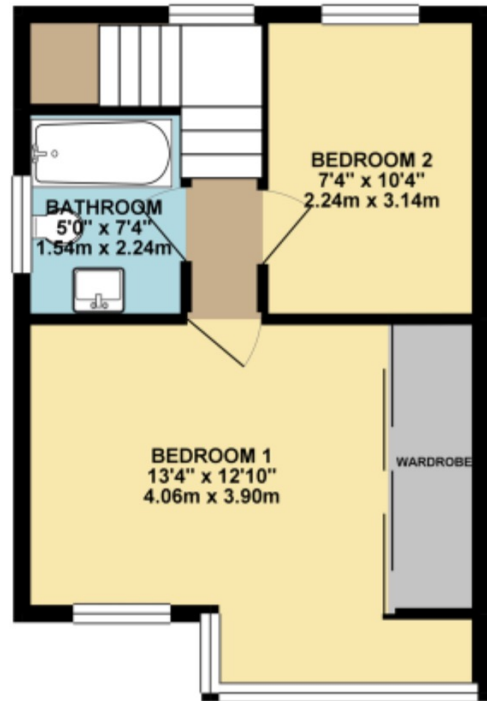
FLOORPLAN



GROUND FLOOR 337.63 sq. ft.
(31.37 sq. m.)



1ST FLOOR 337.86 sq. ft.
(31.39 sq. m.)



TOTAL FLOOR AREA : 675.49 sq. ft. (62.76 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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