

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roundhill Avenue

Cottingley, Bingley, BD16 1PQ

Asking Price £289,000



An excellent chain free opportunity to acquire a superbly appointed and well maintained three bedroom family home, in a highly sought after cul de sac, in a popular village.

The well established home which is well positioned towards the end of Roundhill Avenue is ideally situated for the amenities of the village, the well regarded primary and secondary schools locally, as well as the transport links to nearby larger towns and villages. The impressive home offers a versatile layout and must be viewed to be fully appreciated. It comprises, entrance hall, excellent lounge and open plan dining room which has access to the rear garden and the kitchen to the ground floor. To the first floor are three bedrooms and a modern house bathroom.

Externally are private gardens to the front and rear ample off street parking and a detached single garage.

Cottingley is a sought after village and provides many village amenities, It is served by regular bus services to Bingley, where this is a broader range of ever day amenities, large chain supermarkets and a regular rail service to Leeds, Bradford and Skipton.

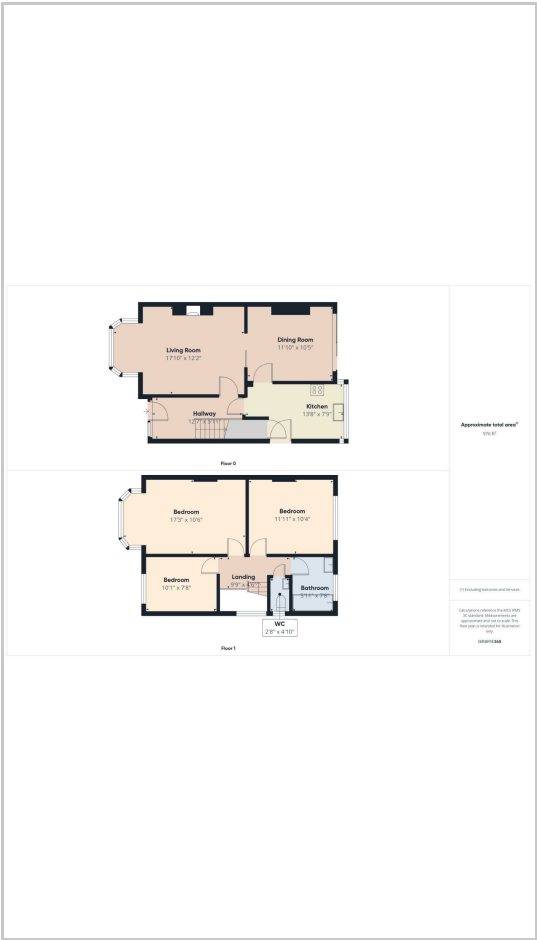


N.B.  
Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

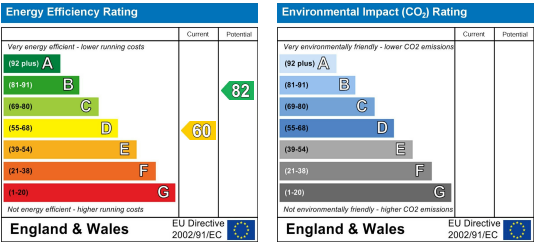
Area Map



Floor Plans



Energy Efficiency Graph



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.