

HUNTERS[®]

HERE TO GET *you* THERE



Woodside Avenue

Cottingley, Bingley, BD16 1RB

Auction Guide £300,000



For sale by Modern Method of Auction Starting Bid Price £300,000, plus Reservation Fee

The substantial, well presented home, is likely to appeal to a variety of potential purchasers and comprises entrance into entrance hall with cloakroom/WC, lounge and extended open plan dining kitchen with views over the garden to the ground floor. To the first floor are five bedrooms and a modern house bathroom. Externally is off street parking to the front and a single garage and an excellent lawn to the rear with conifer boundaries which offer a good degree of privacy and screening.

Cottingley is a well regarded village on the fringe of Bingley. Bingley offers many larger every day town centre amenities, well regarded primary and secondary schools, recreational facilities and frequent, direct rail links to Leeds, Bradford and Skipton

This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd



Auctioneers Comments
Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

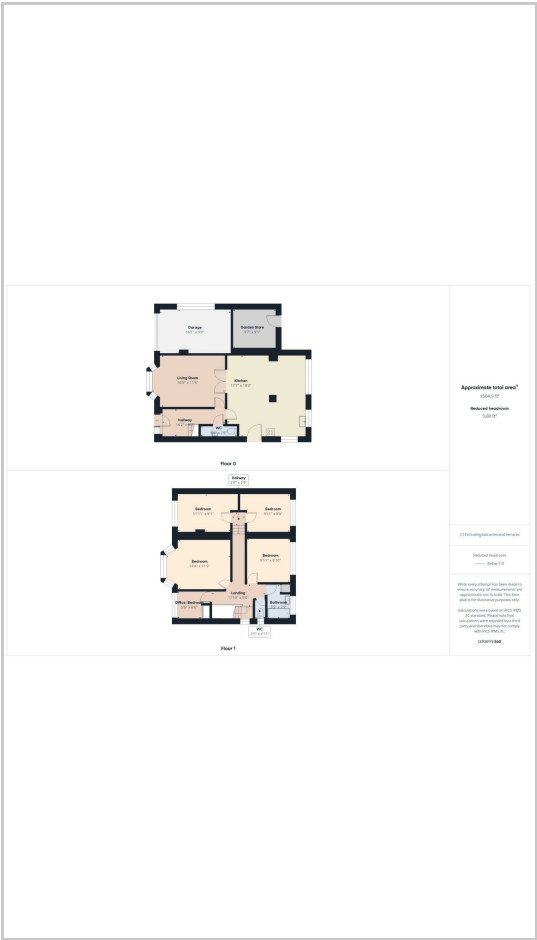
price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

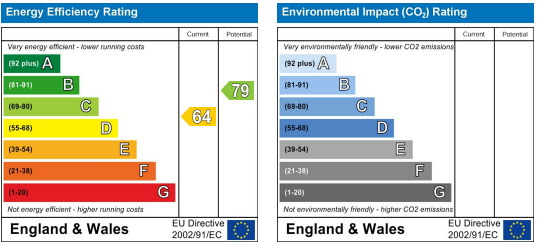
Area Map



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.