

HUNTERS[®]

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Woodside Avenue

Cottingley, Bingley, BD16 1RB

Price £359,950



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



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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-69) C		
(55-64) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

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