



Manor Drive, Cottingley, Bingley, BD16 1PN

- Mature Semi Detached
- Family Home
- Driveway and Garage
- 3 Bedrooms
- Enclosed Garden
- Popular Location

Price £289,995



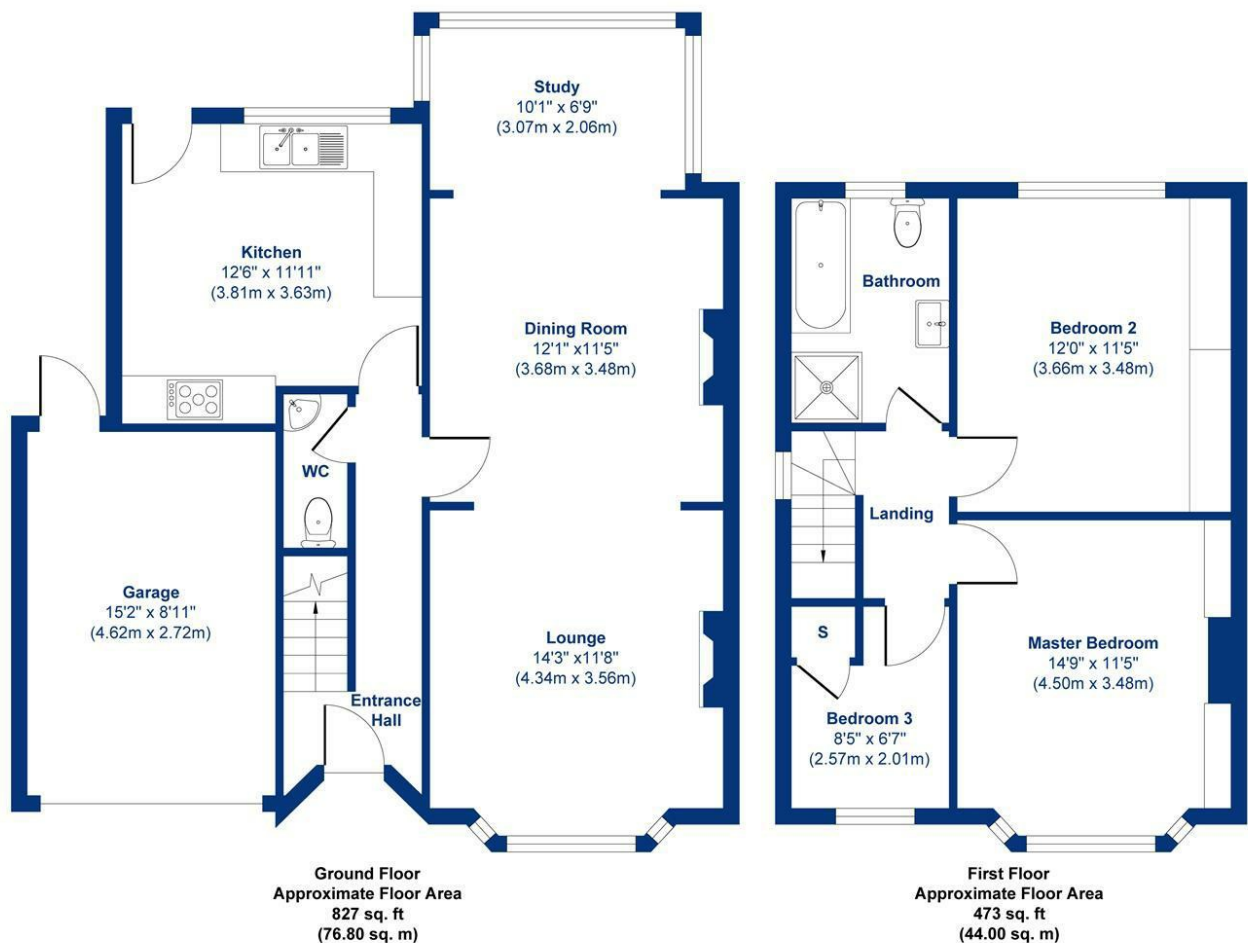
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DESCRIPTION

This spacious three-bedroom semi-detached home is situated in the popular residential area of Cottingley, offering convenient access to local schools including Beckfoot School, excellent transport links, and a wide range of amenities. The property opens with an entrance hallway leading into a generously sized living room complete with a charming feature fireplace, a dining area, and a study space overlooking the garden, plus a cloak room, creating a versatile layout ideal for modern family living. The breakfast kitchen provides further functionality and a welcoming space for everyday meals. Upstairs, the accommodation comprises two double bedrooms, a single bedroom, and a contemporary family bathroom with a separate shower. Externally, the property benefits from a driveway and garage, a pleasant front garden, and a generous private rear garden that is perfect for both relaxation and entertaining. Cottingley itself is a well-regarded village with a variety of amenities, recreational facilities, and excellent bus links to Bingley, where larger shopping options, bars, and restaurants can be found, as well as direct rail access to Leeds, Bradford, and Skipton. EPC Rating C. Council Tax Band D.







Approx. Gross Internal Floor Area 1300 sq. ft / 120.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Viewings

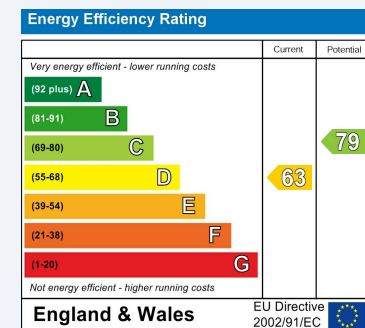
Please contact bingley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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