



## Cottingley Drive

Bingley, Bradford, BD16 1ND

Asking Price £545,000



Located on Cottingley Drive and offering an increasingly rare opportunity to acquire a superb detached home of significant quality, is a beautifully presented home which occupies an enviable position and enjoys impressive open views towards Bingley and the upper Aire valley.

The well maintained home offers any would be purchaser an excellent degree of versatility and comprises; entrance in to porch, entrance hall, an open plan lounge and dining space with two picture windows which provide an abundance of natural light and of course the views, there is a sitting room with a feature wood burner, a comprehensively equipped kitchen, and utility room to the ground floor. To the first floor are three double bedrooms, with bedroom one having fitted furniture, and modern en suite shower facilities, and house bathroom. To the lower ground floor is a double garage, which is currently used as a work shop, plus a further parking garage. Further benefiting from gas central heating, and a partly boarded roof space with excellent storage shelves. Externally is a gated drive with further ample parking, a storage unit and very well maintained gardens with a patio seating area, garden shed, greenhouse and raised vegetable beds tiered planted areas.

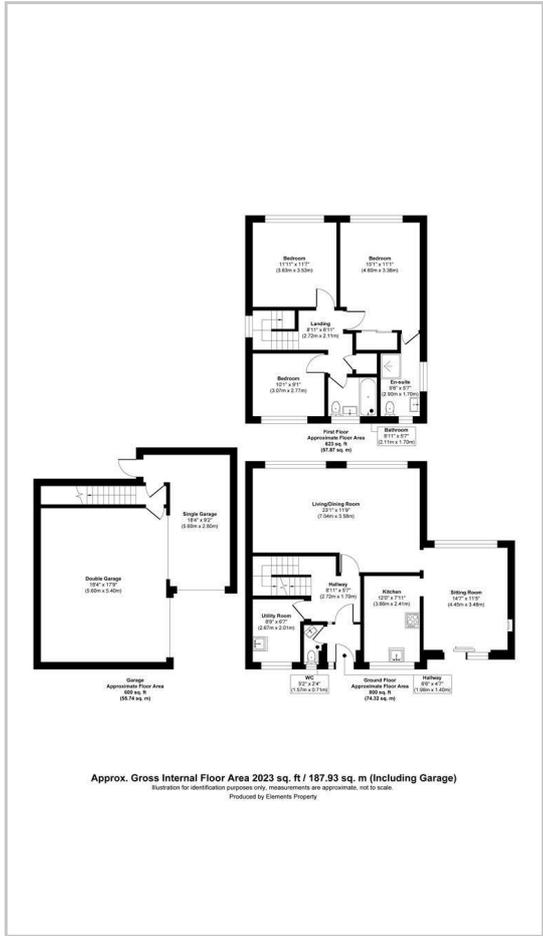
Cottingley Drive is a highly sought after residential location on the periphery of Bingley town centre. Bingley offers an excellent array of shops, large chain supermarkets, well regarded primary and secondary schools and a direct rail service to Leeds, Bradford and Skipton.



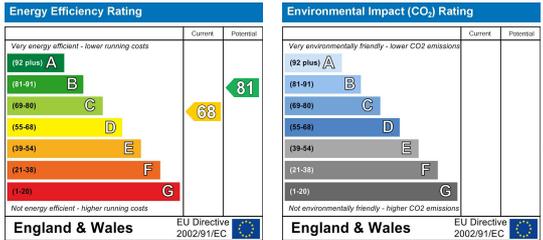
# Area Map



# 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.