



School Street, Cottingley, Bingley, BD16 1QB

- 4 Bedrooms
- Fantastic Second Floor Bedroom
- Viewing Advised
- 2 En-Suite
- Popular Location
- Open Plan Living Kitchen with Bi-Fold Doors

Asking Price £410,000



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DESCRIPTION

VIEW OUR VIRTUAL TOUR TO FULLY APPRECIATE THIS STUNNING FAMILY HOME.

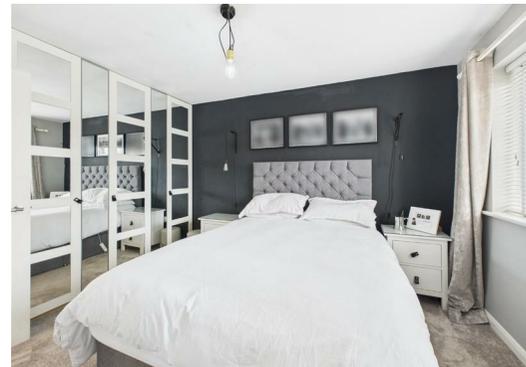
This impressive four-bedroom detached property offers generous space for the whole family, featuring a stunning extended kitchen, living, and dining area with bi-fold doors leading to the private rear garden. Designed to tick all the right boxes, this home combines modern living with practicality and style.

Upon entering, the hallway provides access to the first living room, situated at the front of the property, offering a cosy yet spacious retreat. A convenient downstairs W/C is also accessible from the hallway. To the rear, the heart of the home awaits – a beautifully extended kitchen, dining, and seating area, perfect for family gatherings and entertaining. The bi-fold doors open seamlessly to the enclosed garden, creating a wonderful indoor-outdoor flow. A separate utility room provides additional storage and access to the integral garage.

On the first floor, three well-proportioned double bedrooms are accompanied by the house bathroom. The master bedroom, located at the front, benefits from its own en-suite, complete with a walk-in shower, basin, and toilet. The remaining bedrooms offer ample space and versatility, ideal for family members or guests.

The second floor is home to an impressive large bedroom, complete with its own en-suite and a Juliet balcony that overlooks the playing fields, providing a tranquil and scenic view.

This exceptional property offers a fantastic combination of space, style, and location, making it an ideal family home. Don't miss out—arrange your viewing today!







Approximate total area⁽¹⁾
1615.02 ft²

Balconies and terraces
184.06 ft²

Reduced headroom
46.21 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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.

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.



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