



## Manor Road

Cottingley, Bingley, BD16 1PX

Asking Price £245,000



A beautifully appointed three bedroom townhouse, which has been superbly enhanced by the current vendors and is well positioned for a host of local village amenities, transport connections and well regarded primary and secondary schools.

Comprising; entrance hall, a spacious lounge with garden access and impressive dining kitchen with utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a modern house bathroom. Externally, the property benefits from well-maintained rear gardens and ample off-street parking to the front,

Located in the heart of the Aire Valley, Cottingley is a popular and well-connected area. The historic World Heritage Site of Saltaire and the bustling town of Bingley are just a short drive away, offering a variety of shops, cafés, and restaurants. Excellent transport links, including frequent rail services from Bingley and Shipley, provide easy access to Leeds, Bradford, and Skipton.



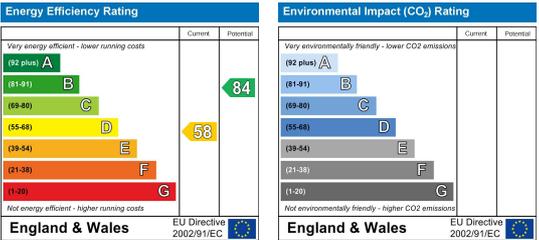
## Area Map



## 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.