

# HUNTERS<sup>®</sup>

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## Manor Road

Cottingley, Bingley, BD16 1QA

Asking Price £185,000



A very well presented and maintained two bedroom home, situated in a very popular location, which provides excellent access to many village amenities, bus links, recreational facilities and well regarded primary and secondary schools in the area.

The well established home comprises; entrance into the open plan hall way, a well equipped breakfast kitchen with useful under stairs storage, and a good size lounge with feature fireplace to the ground floor. To the first floor are two double bedrooms and white house bathroom suite, the home further benefits from a gas central heating system and double glazing. Externally are excellent gardens to the rear, with planted and lawn areas, a patio and a super summer house which is currently used as a home office,

Cottingley is a highly sought after residential location and offers many village amenities. It is considered to be within daily commutable distance of many West Yorkshire business centres. Bingley is a comfortable drive away, and offers many larger every day amenities, bespoke retailers and chain supermarkets. Bingley station offers a frequent direct rail service to Leeds, Bradford and Skipton.

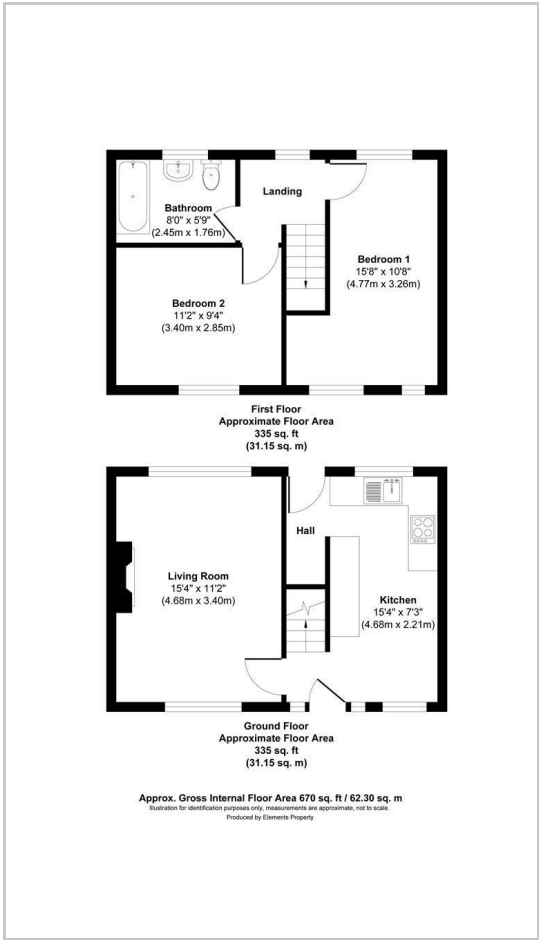




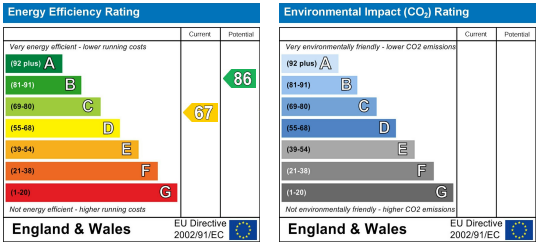
Area Map



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.