

# HUNTERS<sup>®</sup>

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## Titania Close

Cottingley, Bingley, BD16 1WE

Asking Price £499,500



A very well presented chain free detached home situated in a most desirable location, which offers spacious family accommodation over two floors.

The impressive home comprises, entrance hall, lounge, dining room, excellent conservatory, study, breakfast kitchen, utility, WC and integral double garage to the ground floor.

To the first floor are five bedrooms all incorporating fitted wardrobes and three offering excellent en suite shower facilities and modern house bathroom.

Externally are gardens to the front and rear with decked and patio areas and which offer a good degree of privacy and seclusion.

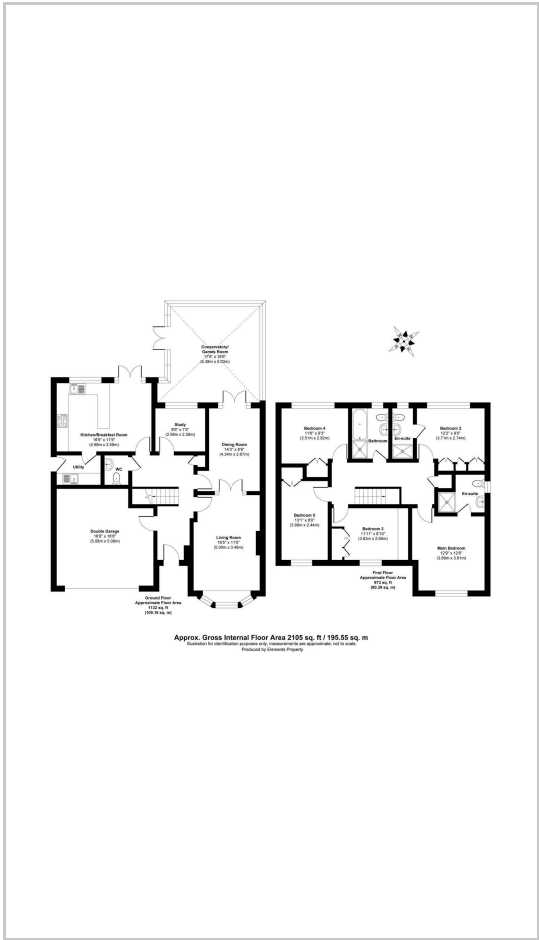
Cottingley is a popular and well established residential neighbourhood. The town of Bingley is some 2 miles distant, where there is a broad range of everyday amenities, primary and secondary schools and recreational facilities. Bingley provides a frequent direct rail service to Leeds, Bradford and Skipton.



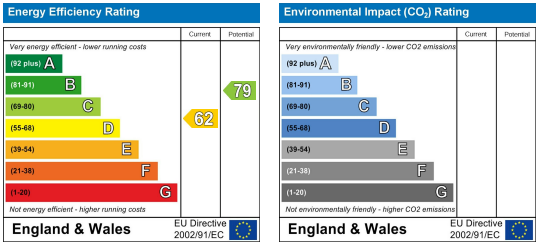
Area Map



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.