



Cottingley Cliffe Road, Bingley

West Yorkshire, BD16 1UP

Offers In The Region
Of £340,000



Cottingley Cliffe Road, Bingley

HUNTERS BRADFORD PRESENTS - COTTINGLEY CLIFFE ROAD - BD16

A FOUR BEDROOM SEMI-DETACHED FAMILY HOME - EXTENDED - FAR REACHING RURAL VIEWS - LAWN / PATIO GARDEN - DRIVEWAY AND GARAGE - FOUR BEDROOMS - TWO RECEPTION ROOMS - GROUND FLOOR & FIRST FLOOR SHOWER ROOMS - RECENTLY RENOVATED - POSSIBLE CELLAR CONVERSION - COUNCIL TAX BAND D - EPC RATING GRADE D

GROUND FLOOR

Enter the property into the hallway, a good light open space with access to two reception rooms, the kitchen, ground floor shower room, garage, and stairs to the first floor. Reception room 1 overlooks the front with views, gas fire with fireplace. Reception room 2 with patio doors leading to the rear garden. The kitchen has dual aspect windows, wall and base units, gas hob, electric oven and plumbing for a washing machine. The ground floor bathroom has a shower, basin and WC. From the rear kitchen there is access to the utility room and Bi Fold doors to garden.

FIRST FLOOR

The landing gives access to all four bedrooms and family bathroom. Bedroom 1 is a double room with front aspect, Bedroom 2 is double room. Bedroom 3 is a double room, bedroom 4 is a single room. The shower room is modern with shower cubicle, basin (vanity) and WC.

EXTERNAL

The property has a good size cellar room, accessed from the outside via a door to the side and has a window. This has the potential to create further living / bedroom space. (Subject to planning).

This family home has a large well-presented garden to the rear with lawn/patio and planting areas. Parking is provided by both a driveway and a garage.

All viewings are to be arranged via the branch and will be accompanied by a member of the Hunters team.



ROOMS

BASEMENT

Cellar Room with Window
17'1" x 11'3"

Garage

GROUND FLOOR

Entrance Hallway

Reception Room 1
11'4" x 12'10"

Reception Room 2
12'8" x 12'9"

Ground Floor Shower Room

Kitchen / Dining Room Extension
14'2" x 21'7"

Utility Room
4'0" x 9'6"

FIRST FLOOR

Landing

Bedroom 1
8'10" x 15'6"

Bedroom 2
10'9" x 7'3"

Bedroom 3
8'0" x 13'2"

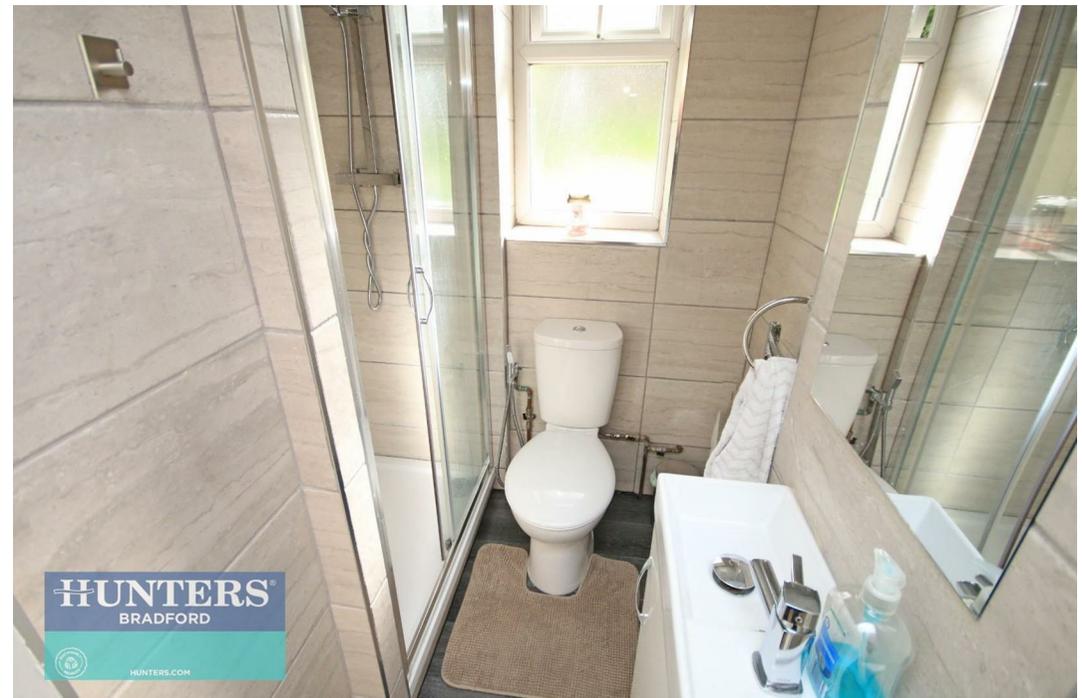
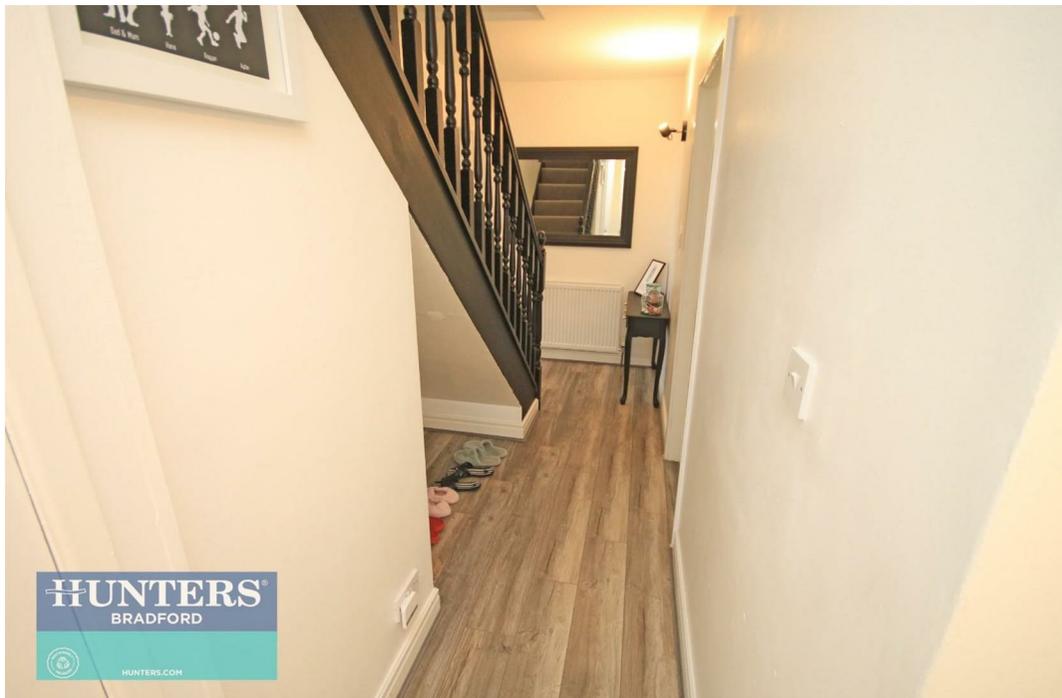
Bedroom 4
7'8" x 12'11"

Shower Room
4'11" x 7'6"

EXTERNAL

Rear Garden

Front Driveway x 2 Cars

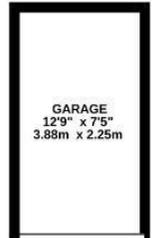


BASEMENT

GROUND FLOOR

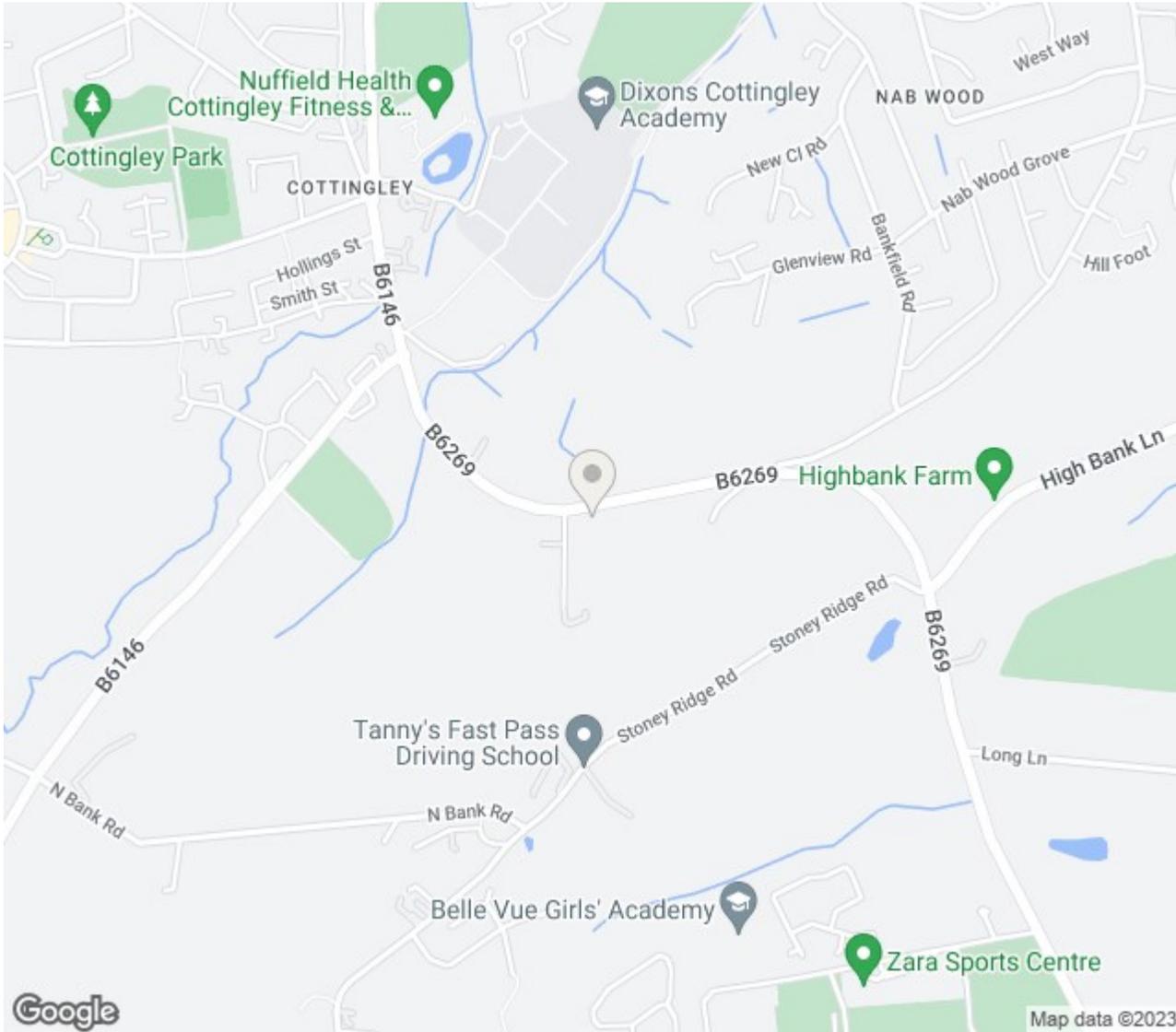
1ST FLOOR

GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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