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Manor Drive, Cottingley, BD16

£235,000 Freehold

Three Bedroom Semi-Detached

EPC Rating: E

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Manor Drive
BD16

Key features:

- Three Bedroom Semi-Detached
- Attic Room
- Gas Central Heating
- Off Street Parking
- Gardens Front & Rear
- NO CHAIN
- Conservatory
- Perfect Family Home



Why you'll like it

NO CHAIN Three Bedroom Semi-detached the perfect family home located within the popular residential location of Cottingley. Benefitting from; attic room, conservatory and off street parking. Viewing is essential!

There is also fitted paddle stairs access to a useful attic space used as an occasional bedroom, please note no building regulations obtained

The property is located within the highly regarded Cottingley residential area which is within close proximity to a range of local amenities. Bingley itself offers an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the cities of Leeds and Bradford

HALL

LOUNGE 14' 1" x 13' 5" (4.3m x 4.1m) Spacious lounge with wooden flooring, feature fireplace and large bay window to the front providing ample natural light

KITCHEN/DINER 16' 4" x 11' 1" (5m x 3.4m) Open plan kitchen/diner with ample wall and base units, tiled splash back and under stair storage. Access to the conservatory

CONSERVATORY 9' 6" x 7' 2" (2.9m x 2.2m) Excellent space with double doors to the garden

LANDING

BEDROOM ONE 11' 1" x 10' 2" (3.4m x 3.1m) Large double bedroom with carpet flooring and window providing ample natural light

BEDROOM TWO 10' 2" x 8' 2" (3.1m x 2.5m) Good sized double bedroom with carpet flooring and window to the front

BEDROOM THREE 8' 2" x 5' 10" (2.5m x 1.8m) Single bedroom with carpet flooring with bulk head storage

BATHROOM Modern family bathroom comprising; WC, hand wash basin and shower over bath. Heated towel radiator and tiled walls and flooring

ATTIC ROOM 16' 0" x 11' 9" (4.9m x 3.6m) An excellent space is accessed via the hallway. Wooden flooring and window. Perfect home office space

TO THE OUTSIDE Landscaped gardens to both the front and rear which include a low maintenance gravelled garden with shrubbery to the front, along with driveway parking to the side. To the rear of the property there is a generous private tiered garden which features an array of attractive shrubs and borders, patio seating areas and astro turfed garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

