



Main Street, Cottingley,
Bingley, BD16 1SX
Offers Over £490,000

4 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

A fantastic opportunity to acquire an attractive four bedroom detached family home situated in the popular village of Cottingley. The property conveniently lies only a few miles from Bingley town centre which boasts fantastic shops, bars and eateries, along with well-regarded primary and secondary schools within close proximity. Bingley also benefits from having fantastic commuter routes and a train line providing a regular daily service into Leeds and Bradford.

The property is approached by a large driveway and the internal accommodation briefly comprises of; a bright and airy entrance way leading to a spacious living area and access to the family room with doors onto a large landscaped rear garden. In addition, the ground floor boasts a study, utility room, downstairs WC and large family kitchen. There is also a large main bedroom with fully fitted ensuite bathroom. The rear of the property has been carefully extended to provide an additional annexe apartment. The apartment can be accessed from both an internal and private entrance and comprises of a modern kitchen living area, a double bedroom, bathroom and private balcony. Upstairs there are two additional double bedrooms and a family bathroom. The property occupies a quiet and private position but is still within easy walking distance to all the local amenities. The property has been exceptionally well cared for by the current owners and we would strongly advise viewing the property to appreciate the potential it has to offer.

Entrance Hall

A spacious hall giving access to the ground floor rooms and a central stairs leading up to the first floor bedrooms.

Reception Room 26'4 x (8.03) x 12'2 (3.71)

Large reception room with window to the front and rear allowing plenty of natural light. Rear door provides access to the family room.

Kitchen 12'2 (3.71) x 11'9 (3.58)

Fully fitted with a great range of wall and base units, a large range cooker and island.

Home Office 8'11 (2.72) x 7'4 (2.24)

Perfect set up for a comfortable home office. Views out to the rear garden.

Utility Room 7'4 (2.24) x 7'2 (2.18)

With tiled floor and space for a washing machine and tumble dryer, this room gives access to the side of the property.

Ground Floor WC

With low level WC and pedestal wash basin.

Main Bedroom - 13'10 (4.22) X 13'1 (3.90)

Spacious master bedroom to the front elevation with ensuite bathroom with bath and separate shower cubicle, WC and hand basin.

Family Room/Conservatory (25.9 (7.85) X 15'6 (4.72)

Bright and spacious extension offering an extensive additional living dining area with space for a large table and chairs and snug area. Access to the rear garden and large decked seating area and to the annexe apartment.

Annexe Bedroom/Bedroom Four (3.66) X 8'8 (2.64)

Beautifully appointed additional double bedroom with large fitted wardrobes.

Annexe Kitchen/Reception Room 24'8 (7.52) max X 14'10 (4.52) max

Compact fitted kitchen with a range of wall and base units, integrated cooker and fridge freezer, with space for a sofa and small dining table. This room leads onto a good sized private balcony area with views across the garden.

Bathroom

Fully fitted bathroom suite comprising Jacuzzi bath, shower cubicle, hand wash basin and WC.

First Floor

Bedroom Two (DOUBLE) 12'8 (3.86) x 12'4 (3.76)

A good-sized double bedroom with a large fitted wardrobe.

Bedroom Three (DOUBLE) 12'9 (3.89) x 11'5 (3.48)

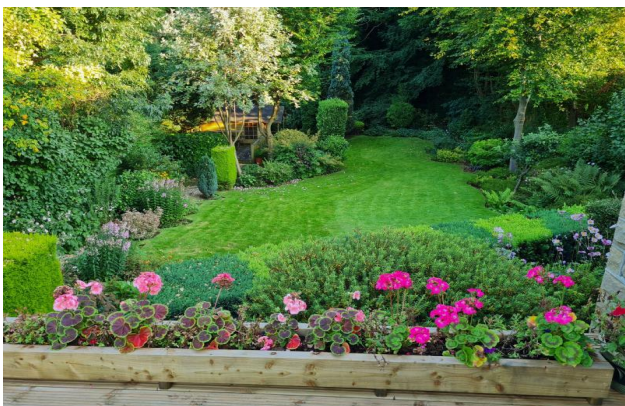
A third good sized double bedroom with a large fitted wardrobe.

House Bathroom

A modern bathroom with low level WC, pedestal wash basin and Jacuzzi bath with shower over.

Outside

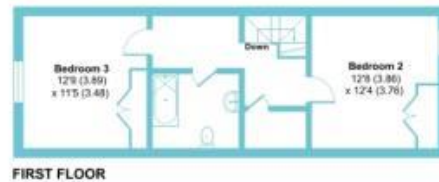
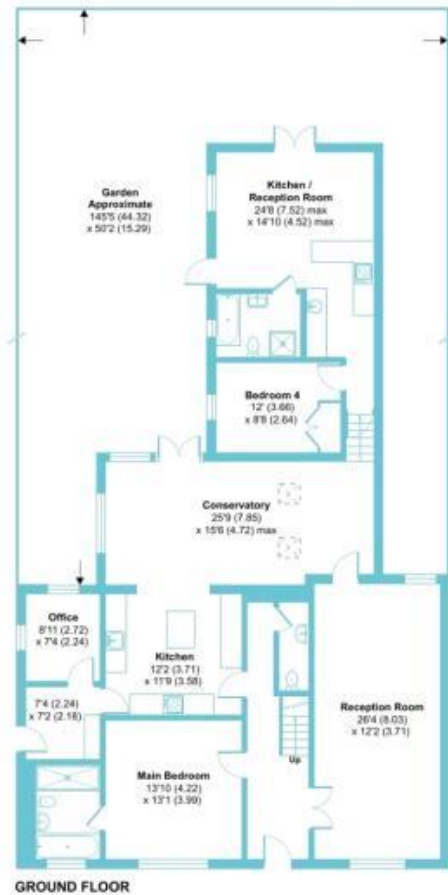
Externally the property boasts a driveway with parking for multiple cars and a large stone built double garage, which has been adapted to create a small home office to the rear with its own side entrance. The rear garden has been beautifully landscaped to provide a perfect space for relaxation and entertaining on the large raised decking area with steps leading to a fantastic lawn with a range of trees and shrubs.



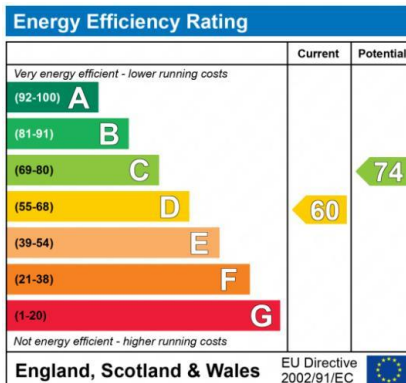
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Approximate Area = 2306 sq ft / 214 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.
Produced for Linley & Simpson, REF: 660103



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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