



CARNOUSITE GROVE,
BINGLEY, BD16 1QF
£185,000

2 Bedroom Bungalow
EPC Rating:

LINLEY &
SIMPSON

Buyers must take advantage of this unique opportunity to purchase this detached true style bungalow located in the heart of Cottingley village. Within walking distance to the local amenities, this home will be extremely popular and early viewings are highly recommended. Briefly comprising entrance porch, living room, kitchen/diner, dining room, shower room and two bedrooms. Ideally this property would benefit from some refurbishment, as there is huge potential to create a wow factor here. There is a fully enclosed private garden to the rear which would be ideal for entertaining family and friends, complete with lawn and patio areas with complimenting flower bed borders and driveway leading to single garage. In our opinion, this is not to be missed so book now to avoid disappointment.

ENTRANCE PORCH

UPVC door and tiled flooring.

ENTRANCE HALL

Storage cupboard and central heating radiator.

KITCHEN/DINER 8'10" x 13'0" (2.69 x 3.96)

Fitted with a range of wall, drawer and base units with wood effect work surfaces over, stainless steel sink and drainer, plumbing for washing machine, plumbing for dishwasher, double glazed window, central heating radiator and vinyl flooring.

LIVING ROOM 11'6" x 14'11"(3.51 x 4.54)

Fitted with electric fire with marble back and hearth, double glazed bow window and central heating radiator.

BEDROOM ONE 9'5" x 15'5" (2.87 x 4.69)

Fitted with a range of fitted wardrobes, overhead cupboards and bedside tables, double glazed window and central heating radiator.

BEDROOM TWO 6'2" x 15'5" (1.89 x 4.69)

Double glazed window and central heating radiator.

DINING ROOM 8'10" x 10'6" (2.69 x 3.19)

Double glazed sliding patio doors and central heating radiator.

SHOWER ROOM

Fitted with a three piece suite comprising shower unit, hand wash basin and low level WC, double glazed window, central heating radiator and vinyl flooring.

GARAGE

Single garage with up and over door, power and light.

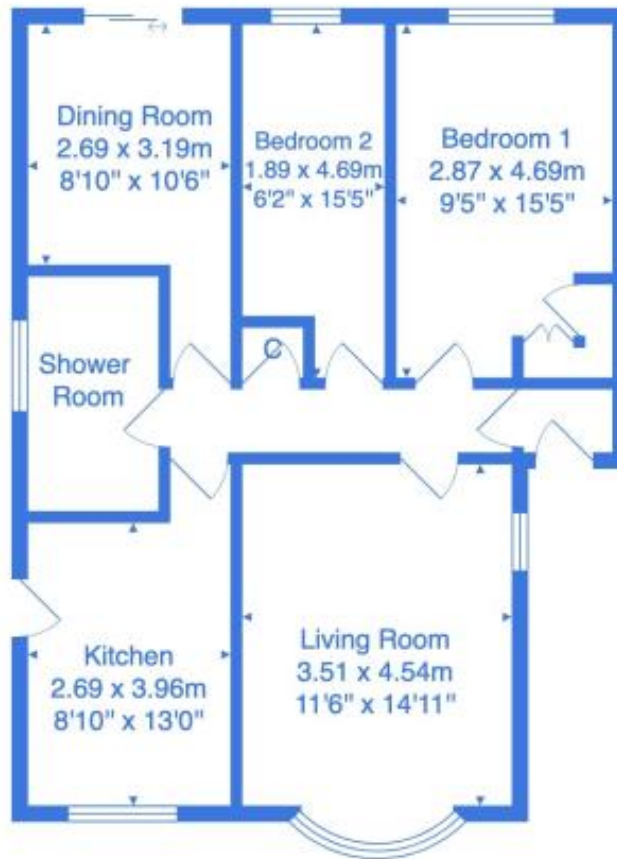
FRONT GARDEN

Tarmac drive leading to garage and lawned garden.

REAR GARDEN

Fully enclosed rear garden with paved patio, lawn and shrub borders.





Total Area: 75.2 m² ... 810 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.