



Woodside Crescent, Bingley, BD16

£185,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

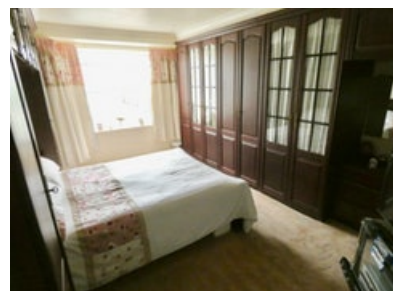
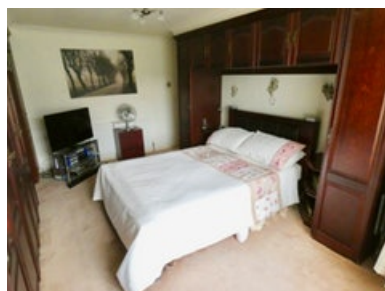
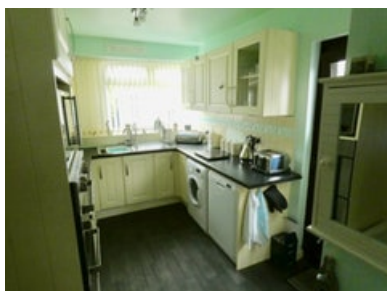
This well presented RECENTLY REDUCED 3 bed semi detached family home located in the heart of Cottingley is a PERFECT FIRST TIME BUYERS home offering SPACE & VALUE FOR MONEY ALL IN ONE! INTERNAL VIEWING IS HIGHLY RECOMMENDED!

Key features:

- Three well proportioned bedrooms
- Semi detached property
- Popular residential area of Cottinghamly
- Open plan living and dining room
- Conservatory
- Four piece white bathroom suite
- Enclosed rear garden
- External storage area
- Detached garage
- Off street driveway parking

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band C (£1458.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



he property provides generous open plan living space and boasts two reception rooms, conservatory, well appointed kitchen, three well proportioned bedrooms, bathroom with four piece white suite, enclosed rear garden with artificial turf, paved seating area external storage area, a detached garage and off street driveway parking.

The locality is surrounded by scenic countryside and provides many woodland walks and recreational facilities. The village has its own Post Office, community centre, local parade of shops, primary and secondary schools, traditional public houses and further recreational facilities. The location is considered to be within daily commuting distance of many principal Airedale and Wharfedale towns and villages.

The accommodation comprises:

Hall

Storage cupboard, radiator, coving to ceiling, part double glazed entrance door with double glazed side panels.

Living Room 4.95m (16'3") max x 3.50m (11'6")

Double glazed window to front, coal effect gas fireplace, radiator, telephone point, TV point, coving to ceiling, open plan to:

Dining Room 3.80m (12'6") x 3.02m (9'11")

Radiator, coving to ceiling, sliding door to Conservatory.

Kitchen 3.80m (12'6") x 2.44m (8')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric double oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, storage cupboard, radiator, half double glazed stable door.

Conservatory

UPVC double glazed construction with polycarbonate roof, TV point, radiator, double door to garden.

First Floor

Landing

Obscure double glazed window to side, coving to ceiling, access to loft.

Bedroom 4.93m (16'2") max x 3.53m (11'7")

Double glazed window to front, built-in wardrobes, radiator, coving to ceiling.

Bedroom 3.68m (12'1") x 3.02m (9'11")

Double glazed window to rear, radiator, coving to ceiling.

Bedroom 2.41m (7'11") x 2.01m (6'7")

Double glazed window to side, radiator, coving to ceiling, storage cupboard.

Bathroom

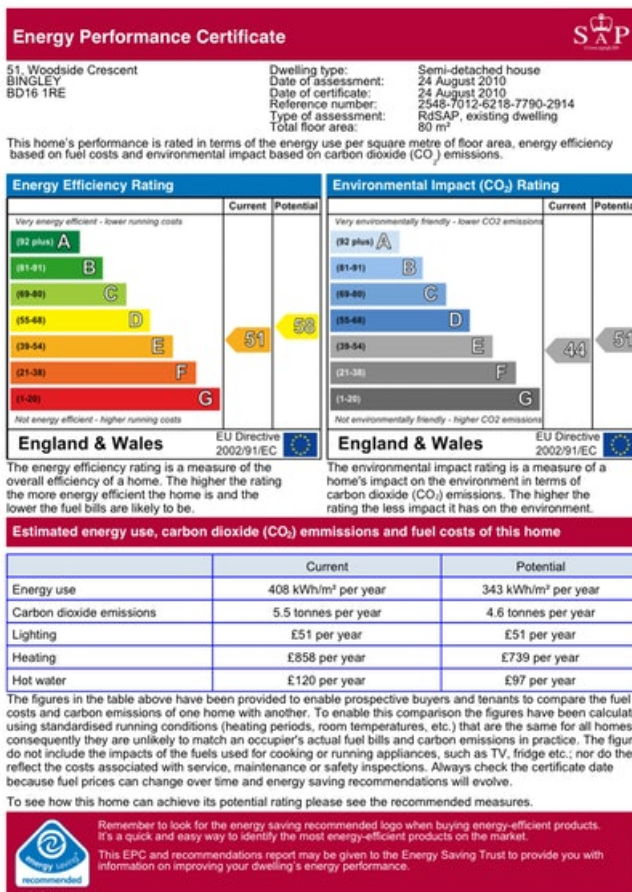
Fitted with four piece suite comprising bath with hand shower attachment off mixer tap, pedestal wash hand basin with mixer tap, tiled shower cubicle and low-level WC, full height tiling to all walls, obscure double glazed window to rear, obscure double glazed window to side, heated towel rail, tiled flooring.

Floor plan:



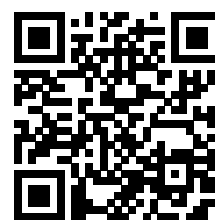
Total area: approx. 103.0 sq. metres (1108.9 sq. feet)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code