



Cottingley Road, Allerton,

£230,000

**** LARGE END TERRACE ** FOUR DOUBLE BEDROOMS ** THREE FLOORS ****

**** TWO RECEPTION ROOMS ** NO CHAIN ** MODERN FITTED KITCHEN ** REAR GARDEN ****

Available with vacant possession and no onward chain is this substantial four bedroom stone built end terrace. Benefits from gas central heating, upvc double glazing and alarm system.

Situated close to highly regarded first schools and briefly comprises entrance, lounge, sitting room, modern fitted kitchen and useful cellars. Four first floor double bedrooms and a good sized shower room.

Garden to the rear.



Rear Entrance Hall

Radiator.

Lounge

22'0" x 11'0" (6.71m" x 3.35m")

Two radiators.

Sitting Room

20'6" x 11'0" (6.25m" x 3.35m")

Radiator.

Kitchen

12'0" x 11'0" (3.66m" x 3.35m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob, plumbing for auto washer and part tiled.

Cellars

First Floor Landing

Shower Room

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, part tiled and radiator.

Bedroom One

11'1" x 16'10" (3.40 x 5.15)

Radiator.

Bedroom Two

13'0" x 10'3" (3.96m" x 3.12m")

Radiator.

Bedroom Three

10'10" x 10'6" (3.30m" x 3.20m")

Radiator.

Bedroom Four

16'1" max x 11'1" (4.90m" max x 3.38m")

Radiator.

Exterior

Outside there is a garden to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn right onto Pit Ln, right onto Headley Ln, continue onto Green Ln, turn right onto Thornton Rd/B6145, at the roundabout take the first exit and stay on Thornton Rd/B6145, at the roundabout take the first exit onto School Grn, continue onto Allerton Ln, after 0.8 miles continue onto Cote Ln, turn left onto Allerton Rd, right onto Prune Park Ln, continue onto Stony Ln, continue onto Cottingley Rd/B6146 and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

D

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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