











Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

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### **Martin & Co Saltaire**

**01274589132** http://www.martinco.com



# Midway Avenue, Cottingley, BD16

£180,000 Freehold

Three Bedroom Mid Terrace

**EPC Rating: D** 



Midway Avenue
Cottingley
BD16

#### **Key features:**

- Three Bedroom Mid
  Terrace
- Gas Central Heating
- Newly Renovated

Throughout

- Garden To Front & Rear
- Spacious Living

Throughout

- Popular Residential Location
- Perfect For First Time
   Buyers & Investors
- Sought-after Cottingley
   Location



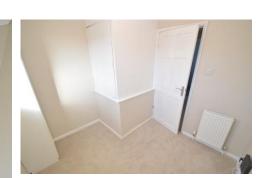


## Why you'll like it

Presenting an immaculate three-bedroom terraced house for sale, ideally situated in a sought-after location close to excellent schools, local amenities, and scenic walking routes. This property has been fully renovated throughout, providing a modern and stylish home perfect for both first-time buyers and investors.

Upon entering, you are welcomed into a bright and spacious reception room featuring large windows that flood the space with natural light and a charming fireplace-perfect for relaxing or entertaining guests. The contemporary kitchen boasts ample built-in pantries, generous dining space, and abundant natural light, making it a delightful space for family meals and gatherings.

This home offers three well-proportioned bedrooms. The principal bedroom provides ample storage with a built-in storage cupboard and comfortably accommodates a double bed. The second bedroom is also a spacious double, while the third bedroom would make an ideal single or a versatile home office. The modern family bathroom is appointed with a heated towel rail for added comfort.







Externally, the property enjoys gardens to both the front and rearideal for alfresco dining, children's play, or simply unwinding after a busy day.

With its pristine condition, thoughtful renovation, and enviable location near renowned schools and handy amenities, this delightful home offers an exceptional opportunity for a comfortable and convenient lifestyle. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

#### HALL

LOUNGE 12' 1" x 11' 11" (3.7m x 3.65m)

KITCHEN/DINER 18' 0" x 8' 6" (5.5m x 2.6m)

**LANDING** 

BEDROOM ONE 13' 1" x 10' 0" (4m x 3.05m)

BEDROOM TWO 12' 3" x 9' 0" (3.75m x 2.75m)

BEDROOM THREE 8' 2" x 7' 0" (2.5m x 2.15m)

BATHROOM 7' 6" x 5' 6" (2.3m x 1.7m)









