



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.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Midway Avenue, Cottingley, BD16

£180,000 Freehold

Three Bedroom Mid Terrace

EPC Rating: D

Martin & Co Saltaire
34-36 Bingley Road • Shipley • BD18 4RU
T: 01274589132 • E: saltaire@martinco.com

01274589132
<http://www.martinco.com>



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	86 B



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 rear-ideal 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)

