



**Winter Court, Cottingley, BD15 9JW**

**Offers Over £139,950**

- GROUND FLOOR APARTMENT
- COMMUNAL GARDEN
- VISITOR PARKING AREA
- NEW UPVC DOUBLE GLAZED WINDOWS, CARPETS AND RADIATORS
- GOOD TRANSPORT LINKS
- TWO DOUBLE BEDROOMS
- GARAGE UNDERNEATH THE PROPERTY
- NEW DINING KITCHEN
- STUNNING VIEWS

# Victoria Street, Allerton BD15 9JW

An exceptional, two double bedroom, ground floor apartment with communal gardens stretching along the rear of the property, a garage and visitor parking.



Council Tax Band: C



## PROPERTY DETAILS

A breath of fresh air awaits you as you step away from the hustle and bustle of city living and discover this exceptional, two bedroom, ground floor apartment -recently modernised with new uPVC windows, carpets and radiators throughout.

Offering level access via the rear of the property, the entrance leads directly to the front door. Far from the ordinary, this home enjoys beautiful communal gardens, a generously sized garage and breathtaking views over the Aire Valley.

Inside, the apartment briefly comprises a welcoming entrance hall with a uPVC door featuring opaque glazed inserts. Natural light fills the space through a uPVC double glazed window, while a central heating radiator provides warmth. There's also a handy cloakroom for storage.

The lounge is impressively spacious, complete with a uPVC bowed window that frames picturesque views of the Aire Valley and Baildon Moor. Additional features include a central heating radiator, ceiling coving and carpeted flooring. Double doors open into the newly fitted kitchen.

Bright and airy, the kitchen features a range of modern base and wall units paired with contrasting beech block laminate work surfaces. A modern sink with mixer tap sits beneath a large uPVC double glazed window overlooking the well-maintained gardens. Appliances include an integrated double oven, electric hob and space for a fridge/freezer. There's ample room for both casual and formal dining.

The main bedroom offers a newly installed uPVC double glazed window, central heating radiator, carpeted flooring and a comprehensive range of recently fitted wardrobes and units. The second bedroom also benefits from a new uPVC double glazed window, fitted wardrobes with additional storage and a dressing table, central heating radiator and pleasing views.

A generously sized bathroom includes a uPVC opaque double glazed window, tiled walls and a three-piece suite in a soft champagne tone. This includes a W.C., vanity hand wash basin with storage below and a corner bath with shower over. A heated chrome towel rail adds a touch of luxury.

Outside, the apartment boasts stunning views across the Aire Valley. The garage, located underneath the property, is larger than standard and features an up-and-over door, power, lighting and houses the central heating boiler. A visitor parking area is also available.

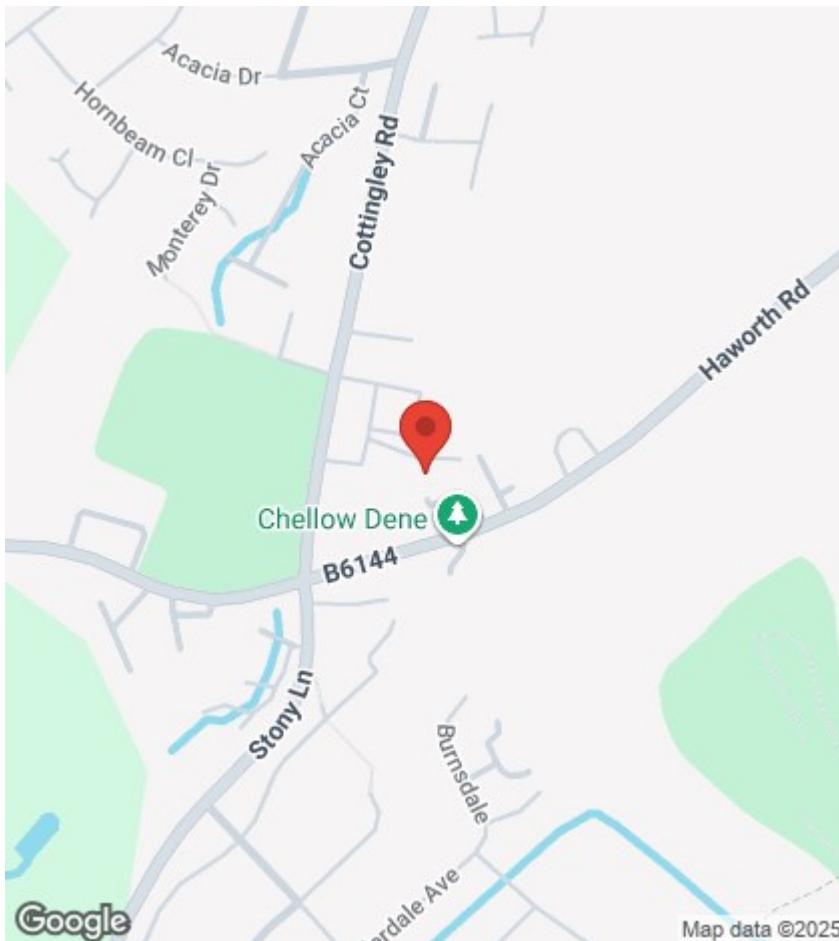
The communal gardens stretch along the rear of the property, neatly maintained and offering a tranquil outdoor space to relax and unwind.

Conveniently situated close to the Bingley by-pass, the location is ideal for easy commuting to Bingley, Skipton and Bradford, while maintaining a calming rural atmosphere—truly offering the best of both worlds.

Although close to Bingley, the setting feels wonderfully removed. The current owners have even reported sightings of local wildlife, including foxes and deer, with several scenic walks starting right at the doorstep. Sub-letting is permitted under the terms of the lease, and the maintenance charge is very reasonable.

## ADDITIONAL DETAILS

Total ground rent/service charge £100.72 per month



## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		