



6 Smith Street, Cottingley, Bingley, BD16 1SG

A stunning character cottage which boasts an enviable setting amongst the historic Cottingley Old Village. Offering stylish living accommodation, a wonderful rear garden, and attractive decor, this gorgeous home would make a superb purchase for a wide variety of buyers, so an early viewing is highly recommended to avoid any disappointment.

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6 Smith Street, Cottingley, Bingley, BD16 1SG

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £200,000

Key Features

- Stunning character cottage
- Boasting two en-suite bedrooms
- Stylish fittings & decor
- Fantastic rear garden
- Desirable village location
- Ideal first time buyer home

General Remarks

A delightful period property which boasts stylish living accommodation which is planned over two floors. This beautiful home features modern interior styling whilst still retaining many delightful period features. Offering two bedrooms, attractive fittings, and a fabulous rear garden, this lovely property will almost certainly appeal to a wide variety of buyers and so an early viewing is strongly recommended.

The spacious living accommodation briefly comprises, characterful lounge with feature fireplace, stylish fitted kitchen, useful basement storage.

To the first floor there are two good-sized en-suite bedrooms.



Externally the property enjoys a delightful split-level low maintenance garden featuring an artificial lawn and attractive borders.

The property is located within the beautiful historic Cottingley old village which is within close proximity to both Bingley and Saltaire town centres. The main town of Bingley offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.







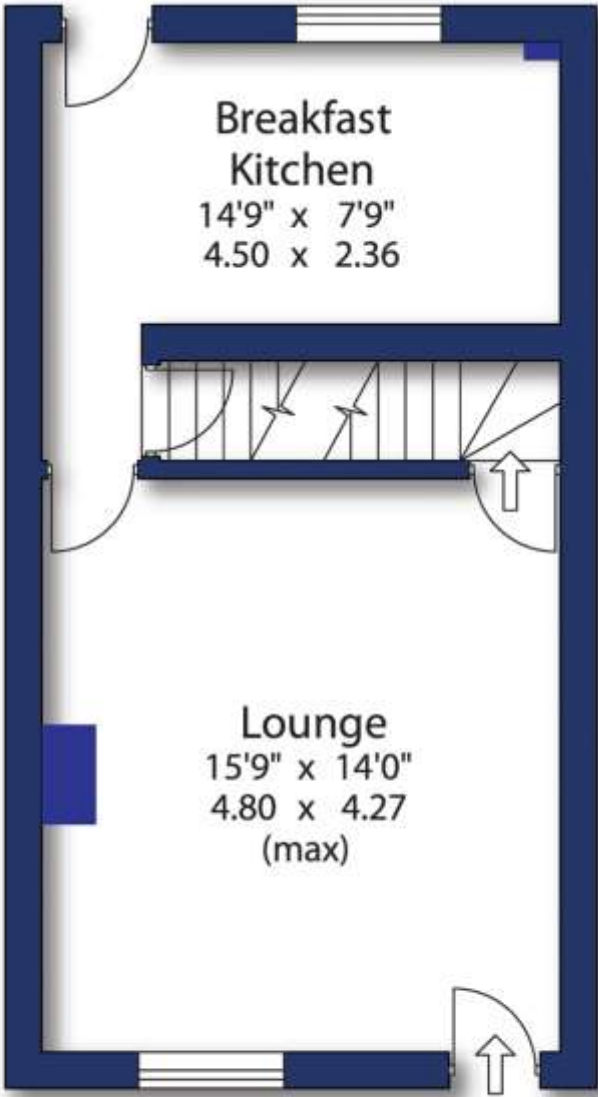




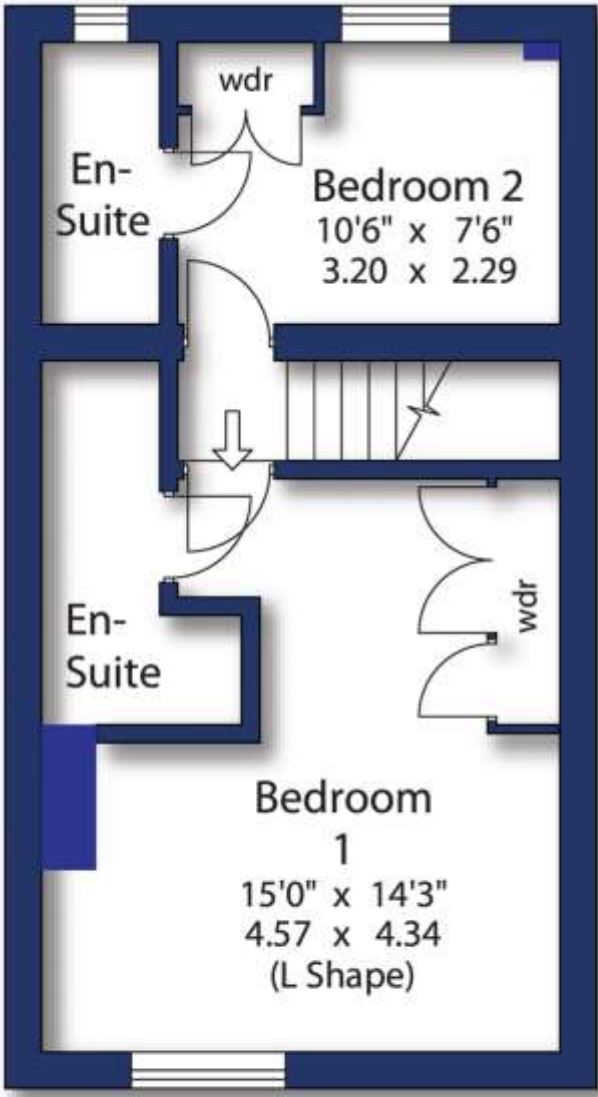




Floorplans



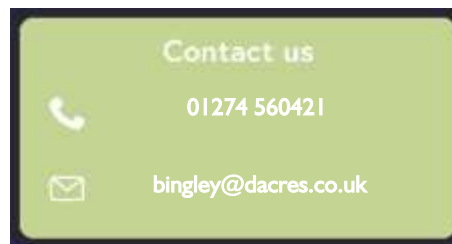
Ground Floor



First Floor



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Directions

From Dacre Son & Hartley Bingley office travel along Main Street passing the precinct on the left hand side passing through the traffic lights in the direction of Saltaire. On reaching Cottingley Bar traffic lights turn right into Cottingley New Road, proceed straight ahead at the two mini roundabouts. Take a second right into Main Street and after a short distance turn right into Townhill Street and first right into Smith Street. The property will be seen on the left hand side easily identified by our for sale board.

What3Words atoms.cake.closet

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- On-Street Parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

We have been informed by the seller that the property has a historical right of access at the rear to an old communal w/c.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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