



61 Littlelands, Cottingley, Bingley, BD16 1AL

A superb opportunity to purchase a beautifully presented and modern three-bedroom end townhouse offering attractive living accommodation with gardens and parking delightfully situated within a popular residential location.

NO CHAIN

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2JA

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dacres.co.uk   



61 Littlelands, Cottingley, Bingley, BD16 1AL

Bradford 5 miles, Skipton 15 miles, Leeds 16 miles (all distances approximate)

Guide Price: £189,950

Accommodation

- End townhouse
- Three bedrooms
- Superb Modern decor & fittings
- Attractive kitchen, bathroom and en suite
- Allocated parking space
- Garden to rear
- Popular location

General Remarks

Delightfully situated within a popular residential location is a superbly presented and recently modernised three bedroom end townhouse offering good sized living accommodation planned over two floors. The property includes gas heating and uPVC double glazing, together with modern kitchen and bathroom fittings.

The accommodation comprises reception hall, spacious lounge diner, kitchen. First floor three bedrooms, master with en suite and modern bathroom. Outside the property is complimented by an allocated parking space and garden to the rear



The property is situated in the popular village of Cottingley on the outskirts of the village. Cottingley is conveniently placed midway between Bingley and the world heritage village of Saltaire both of which afford an excellent range of local shops and amenities, well regarded schools and recreational facilities. Bingley and Saltaire are well served by public transport links by both road and rail to many principal West and North Yorkshire business centres.

1. We have been informed that the property is Leasehold for a period of 999 years from January 2006
2. No service charge payment. Ground rent £150.00 per annum.
3. Car parking space cost is £170.00 + VAT per annum







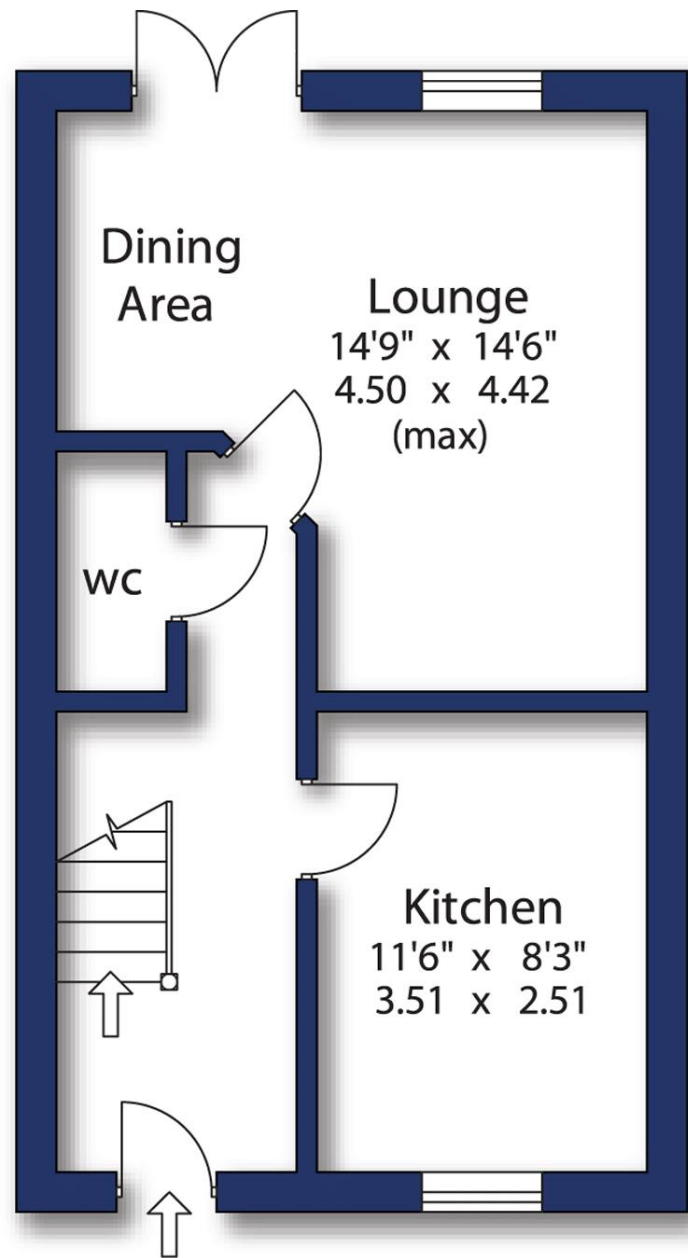




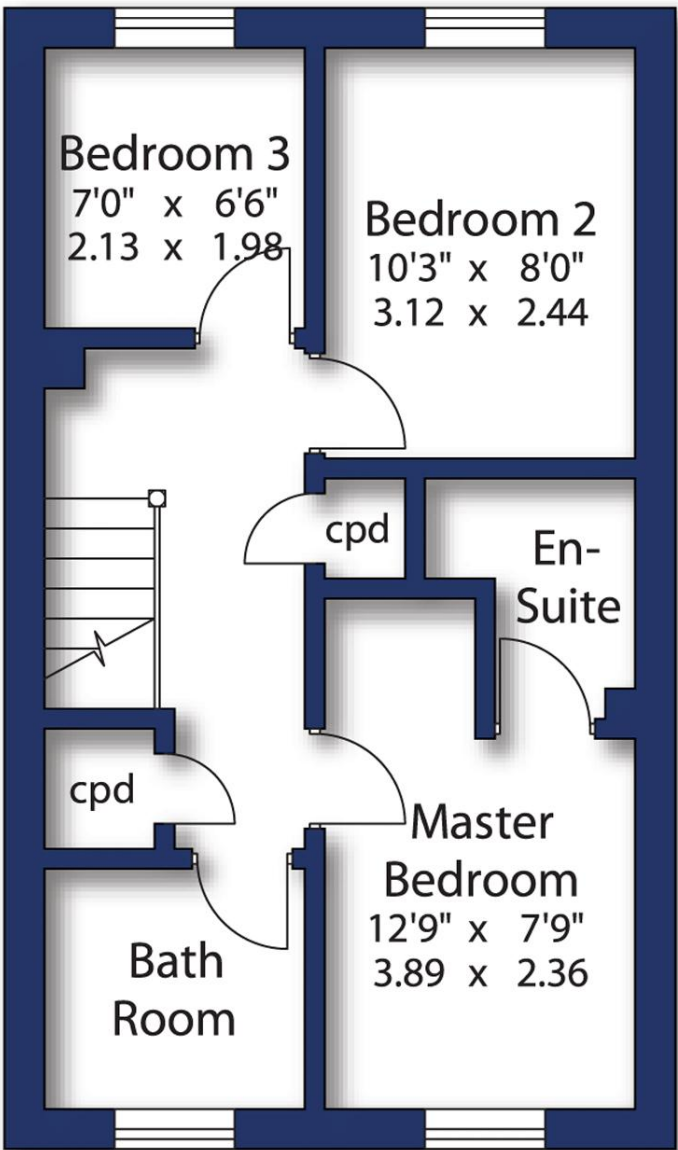




Floorplans



Ground Floor

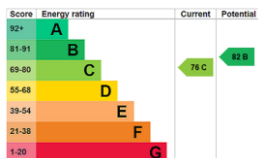


First Floor

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Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From Dacre Son & Hartley's Bingley office proceed along the Main Street in the direction of Shipley and into Bradford Road. At the traffic lights at Cottingley Bar take a right up Cottingley New Road and at the second mini roundabout take a right into Manor Road. At the roundabout bear right into Aire View Avenue and then immediate left into Littlelands, bear left, proceed around the head of the development and the property can be found on the right hand.

What3Words avoid.dirt.watch

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold, Mains services

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](https://gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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.

Dacres Ref: BIN260521

