



4 Smith Street, Cottingley, Bingley, BD16 1SG

Delightfully situated within a popular residential village is a superbly presented two-bedroom stone built cottage offering attractive living accommodation and garden to the rear. **NO CHAIN**

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2JA

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4 Smith Street, Cottingley, Bingley, BD16 1SG

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

Guide Price: £165,000

Accommodation

- Stone Built cottage
- Two bedrooms
- Superbly presented
- Character features
- Modern Kitchen
- Garden to the rear
- Close to shops and amenities
- Popular village location

General Remarks

Delightfully situated within the historic Cottingley village is a superbly presented stone built through terrace cottage offering attractive living accommodation. The property is in our opinion well-presented throughout with modern kitchen fittings together with gas heating and UPVC sealed unit double glazing. The property also includes character features and garden to the rear and will almost certainly appeal to a wide variety of potential buyers, and an internal inspection is fully recommended.

The living accommodation briefly comprises, lounge diner, kitchen with range of modern fitted base and wall units, useful basement store. First Floor two bedrooms and bathroom. Outside the property enjoys a superb garden at the rear and sitting area.



The property is located within the beautiful and 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.







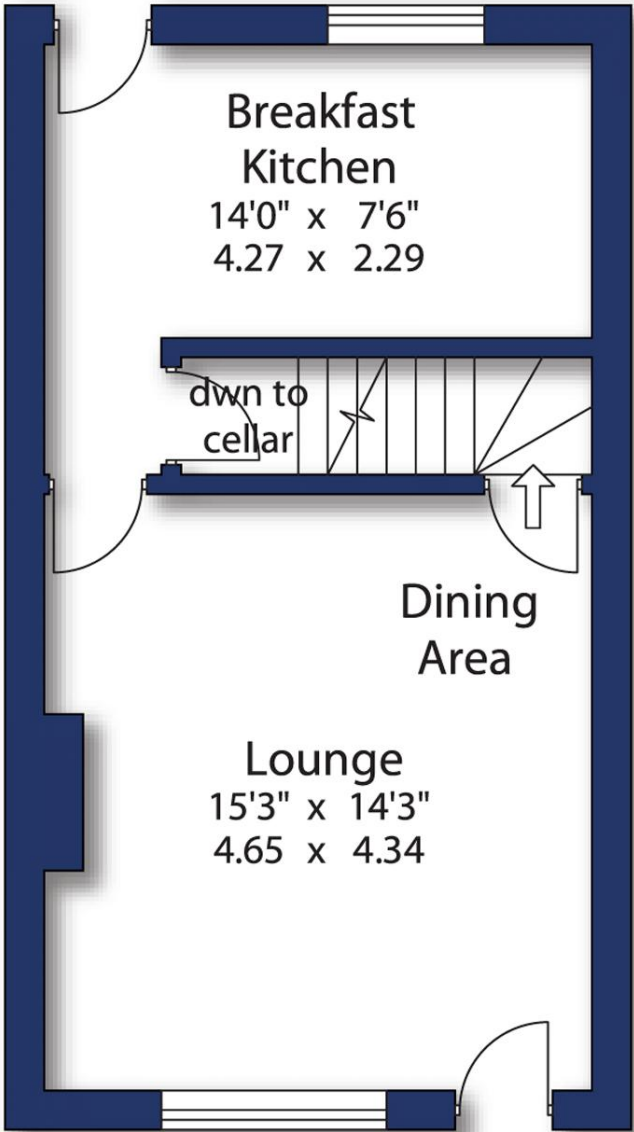




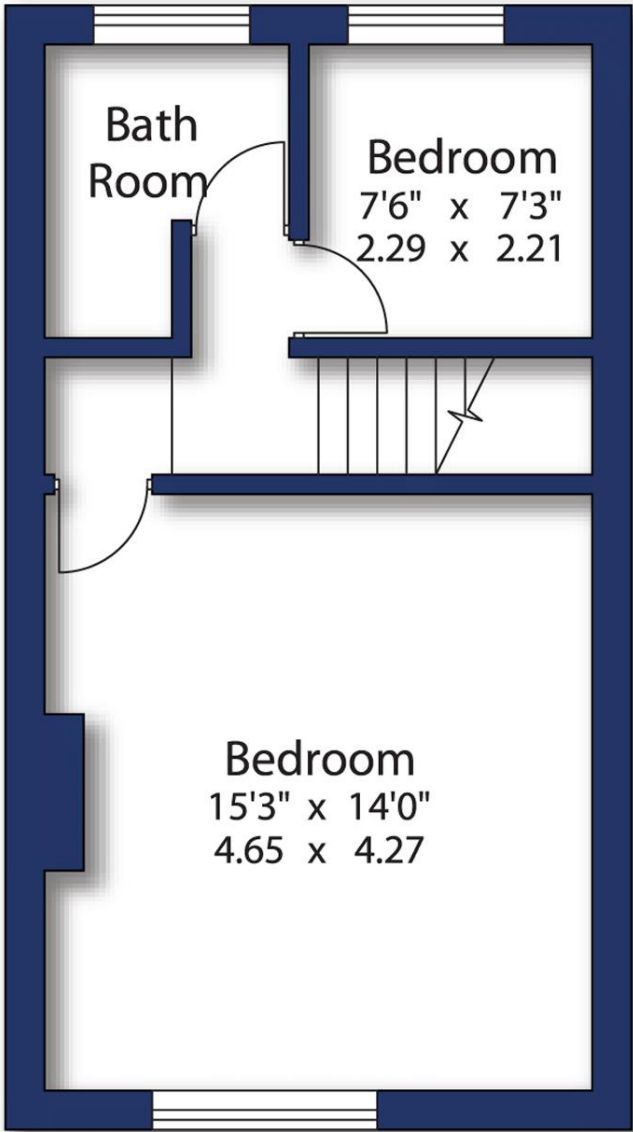




Floorplans



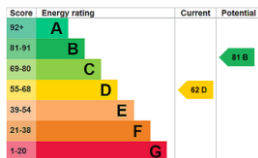
Ground Floor



First Floor



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Mortgage Advice Bureau

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Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

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.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Main 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://checkforflooding.gov.uk/)

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: BIN260556

