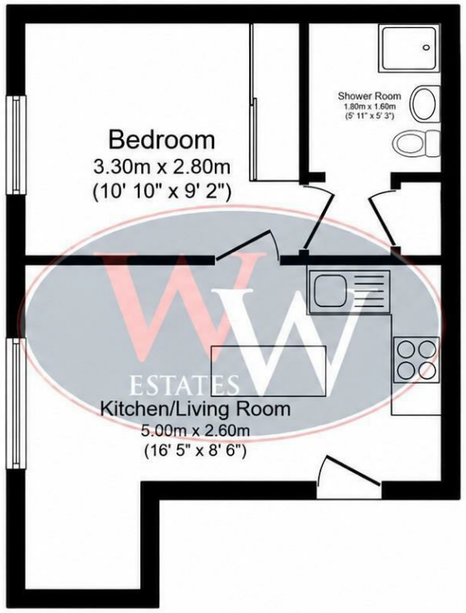


Floor Plan

Total floor area: 29.5 sq.m. (318 sq.ft.)

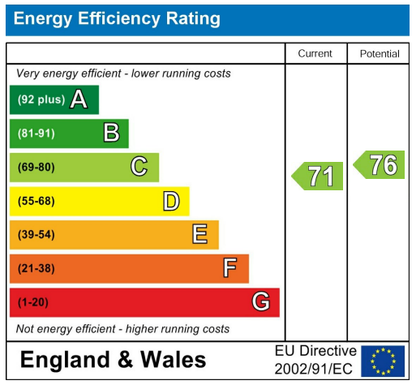
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io











Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping

Hollings Street, Bingley, BD16 1SH
No Onward Chain £98,000

9 Browgate, Baildon, BD17 6BP | | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Hollings Street, Bingley, BD16 1SH

1 1 1

** Immaculately Presented & Modern Apartment ** Off Road Private Parking ** No Chain ** Bright South-Facing Lounge ** Stylish Open Plan Kitchen/Diner With Island ** Spacious Double Bedroom With Mirrored Wardrobes ** Contemporary Bathroom ** Separate Utility Cupboard ** Full Fibre Broadband Up To 2,000 Mbps ** EPC - C & Council Tax Band A ** Combined Service Charge, Ground Rent & Insurance £450 per Annum.

A beautifully presented modern home, tucked away in a secluded position within the popular Old Cottingley Village. Offering stylish, low-maintenance living with private parking, south facing windows & a superb modern open-plan kitchen/diner, this is a home that really needs to be viewed.

The stylish kitchen/diner forms the sociable heart of the home, featuring modern white wall and base units, chrome-effect handles, integrated gas hob, electric oven and extractor, together with a central island providing useful additional workspace and dining space. Attractive wooden flooring completes the contemporary finish.

The bright lounge benefits from an impressive floor-to-ceiling window overlooking the parking area, enjoying a desirable south-facing aspect and plenty of natural light. The property is fully double glazed and finished with modern oak internal doors and chrome handles.

The spacious double bedroom features mirrored sliding wardrobes providing excellent storage, whilst the contemporary bathroom offers modern fittings, vanity storage, heated towel rail, electric mirror & both rainfall and handheld shower options.

A separate utility & storage area provides space for the washing machine, household essentials & cleaning equipment, whilst also housing the gas combi boiler.

Situated within Old Cottingley Village, with no through traffic, the property enjoys a peaceful setting whilst remaining conveniently placed for local shops, schools and bus routes.
Ideal for first-time buyers, professionals & investors over 7% yield potential per annum.
Council Tax:

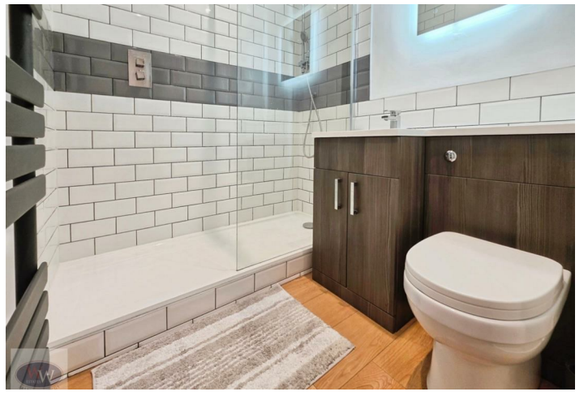


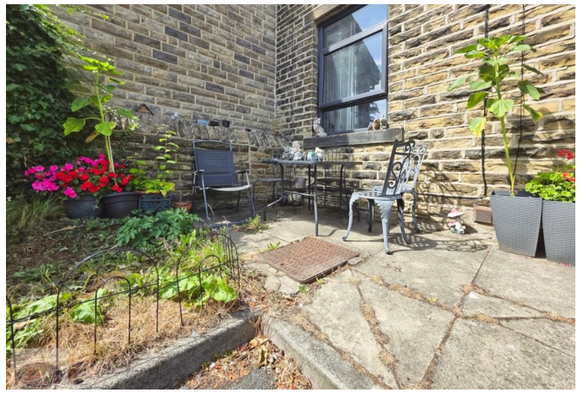












Fixtures & fittings

First Floor Apartment with 1 Double Bedroom, Private Off-Road Parking & Modern Interiors Throughout, Ideally Situated in Old Cottingley Village on the Outskirts of Bingley.

Rating authority

Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Leasehold