



Smith Street, Cottingley BINGLEY BD16 1SG

welcome to

Smith Street, Cottingley BINGLEY

A modern three-storey home in Cottingley featuring an open-plan kitchen, living and dining area with a ground floor W.C. The first floor offers a spacious bedroom with walk-in closet and a family bathroom with bath and separate shower, while the top floor is dedicated to the principal bedroom.



Welcome to this stunning three-storey home located in the highly sought-after village of Cottingley. Designed with modern living in mind, this property offers a perfect blend of style, comfort and practicality, making it an ideal choice for families, professionals or anyone looking for a spacious and contemporary home.

As you step inside, you are greeted by a bright and airy ground floor featuring an impressive open-plan kitchen, living and dining area. This versatile space is perfect for entertaining guests or enjoying relaxed family time, with plenty of room for cooking, dining and unwinding. A separate W.C adds convenience to this level, ensuring practicality without compromising on style.

The first floor continues to impress with a generously sized second bedroom complete with its own walk-in closet, offering excellent storage and a touch of luxury. The family bathroom on this floor is beautifully appointed, featuring both a full-sized bath and a separate standing shower. The entire second floor is dedicated to the principal bedroom, creating a private sanctuary away from the hustle and bustle of daily life. This spacious retreat offers peace and comfort, making it the perfect place to relax and recharge.

Outside, the property benefits from a separate garage, providing secure parking or additional storage space. The home is situated in a prime location close to local amenities, reputable schools and excellent transport links

Ground Floor Hall

Ground Floor W.C

Kitchen/Living/Dining Room

20' 7" x 19' 4" (6.27m x 5.89m)

First Floor Bedroom 2

18' 8" x 9' 3" (5.69m x 2.82m)

First Floor Walk-In Closet

8' 8" x 4' 11" (2.64m x 1.50m)

First Floor Bathroom

11' 9" x 4' 11" (3.58m x 1.50m)

Second Floor Bedroom 1

16' 9" x 15' (5.11m x 4.57m)

Garage

17' 2" x 16' 11" (5.23m x 5.16m)



view this property online holroydsestateagents.co.uk/Property/BNG102809



welcome to

Smith Street, Cottingley BINGLEY

- Modern three-storey design in a sought-after Cottingley location
- Spacious open-plan kitchen, living and dining area
- Convenient ground floor W.C
- First-floor bedroom with walk-in closet
- Family bathroom with bath and separate shower

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

£220,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG102809



Property Ref:
BNG102809 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

holroyds



01274 566837



bingley@holroydsestateagents.co.uk



146 Main Street, BINGLEY, West Yorkshire,
BD16 2HL



holroydsestateagents.co.uk