

FOR SALE

£189,950 Freehold



10 Herbert Street, Cottingley, Bingley, West Yorkshire. BD16 1SF

- 2 Bedroom Character Cottage in Old Cottingley Village
- Gas Central Heating - UPVC Double Glazing
- Spacious Lounge - Modern Dining Kitchen
- Modern Shower Room - Rear Utility Porch
- Enclosed Garden to the Rear - No Seller Chain



PROPERTY DESCRIPTION

Beautifully presented character cottage situated in the well regarded old Cottingley village. This is where the famous Cottingley Fairies came from, after two girls claimed they had photographed Fairies in the dell. Situated between the Towns of Shipley and Bingley, where there is a train network to Leeds, making the commute an approx. 20 minute journey away.

Built in 1851, the property boasts a wealth of character and charm. Benefiting from gas central heating (boiler serviced annually), UPVC double glazing and there is a small ground floor extension. Briefly comprises; spacious lounge, dining kitchen and rear utility porch to the ground floor. Two bedrooms and shower room to the first floor. Outside, there is an enclosed rear garden. There are community electric car charging points close by that can be used.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Internal viewing is essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Lounge

Double glazed entrance door and window to the front. Cast iron multi fuel stove set on a stone hearth. Exposed beams, radiator and television point. Stairs to the first floor and under stairs cupboard.

Kitchen/Diner

Range of cream high gloss units having a complementary work surface over. Electric oven, gas hob and extractor hood. 1 1/2 bowl sink unit with mixer tap. Worcester gas boiler and integral dishwasher. Feature radiator, down lighters, laminate floor. Stable door and double glazed windows to the rear.

Utility Porch

Double glazed windows to 3 sides and door out into the garden. Plumbing for washing machine.

First Floor

Landing

Double glazed window to the rear and radiator. Access to the partly boarded loft space via retractable ladder.

Bedroom 1

Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the rear and radiator.

Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Walk in shower having a mains shower over. Chrome heated towel rail, extractor fan and down lighters. Fully tiled walls and tiled floor. Double glazed window to the front.

Outside

Rear Garden

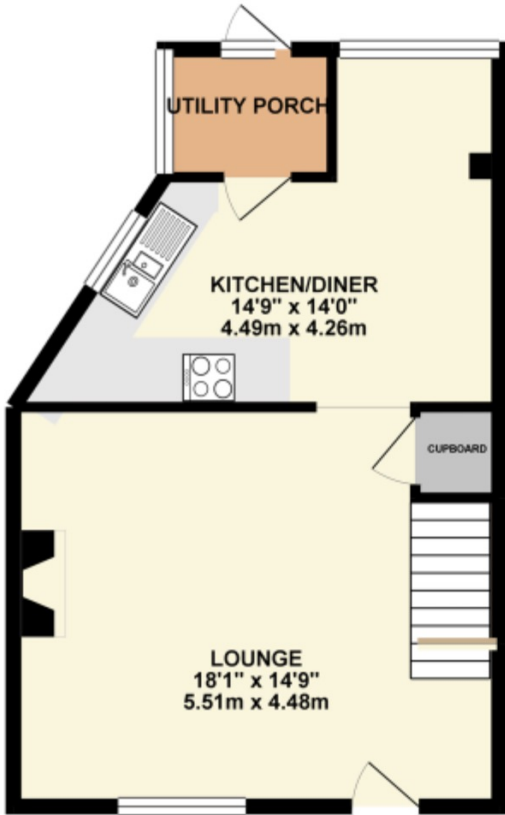
Enclosed flagged rear garden having stone and fence boundaries. Gated access to the side. Outside tap.



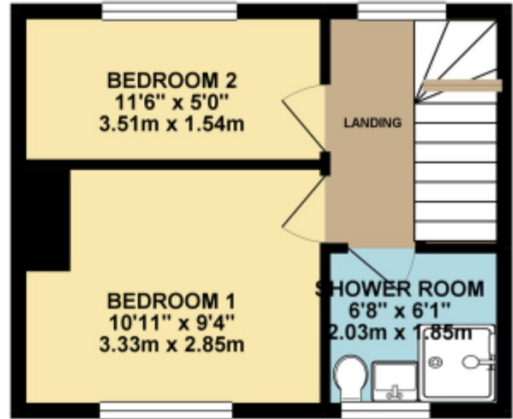
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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