



### 3 Littlelands, Cottingley, Bingley, West Yorkshire BD16 1RW

- Three bedroom inner terraced townhouse (situated in a short row of 4 properties)
- Extension has created a fantastic open plan living/dining and kitchen space with bi-folding doors
- Property has undergone significant improvements including extension creating an open plan kitchen area
- Landscaped low maintenance rear garden with artificial grass and useful storage/workshops
- Does require further finishing works including some redecoration, new flooring etc
- Offered with no onward chain and vacant possession

**£190,000 Freehold**





### 3 Littlelands, Cottingley, Bingley, West Yorkshire BD16 1RW

#### DESCRIPTION

Offered for sale with no upward chain and immediate vacant possession is this three bedroom extended inner terraced townhouse, (situated in a short row of four properties). Located in the popular district of Cottingley.

This property has undergone some significant improvement works by the current owners including a single story kitchen extension, however put remains a half finished project allowing the buyer to place their own stamp on the property.

The extension has created a large open plan, living, dining and kitchen space with a good quality range of wall and base cupboards/units, quartz worktops and breakfast Island. Other features include skylight windows and bi-folding doors that lead to the rear garden. Other improvements include the installation of new wiring and a gas fired central heating system along with the landscaping of the rear garden which now forms a low maintenance area with paving, artificial grass and very useful workshop/stores.

As previously mentioned further works are required to finish the improvements to the property, however these are mostly cosmetic, joinery, new bathroom redecoration and new flooring,

The accommodation comprises in brief: entrance hallway, living room, open plan, living dining kitchen area. Three first floor bedrooms and bathroom.

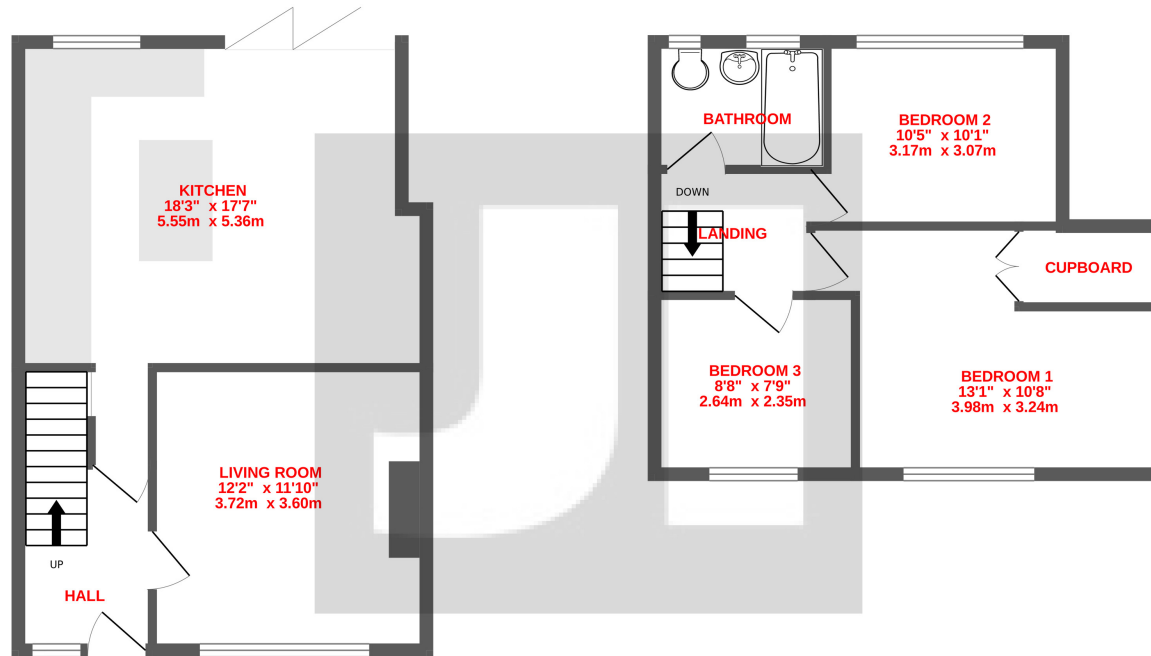






GROUND FLOOR

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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**to sell or let?**

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✉ info@jstates.co.uk

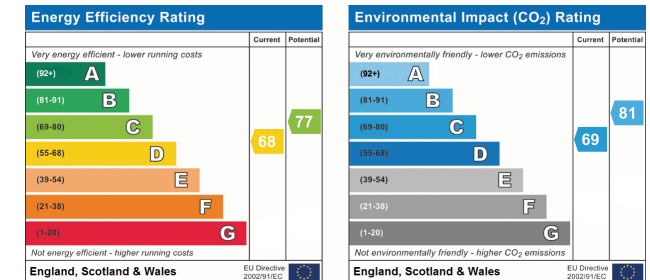
If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.