

FOR SALE

£165,000 Freehold



# 18 Smith Street, Cottingley, Bingley, West Yorkshire. BD16 1SG

- Fully Refurbished Stone Built Cottage
- Gas Central Heating & Double Glazing
- 1 Large Bedroom
- Spacious Lounge with Cast Iron Stove
- Modern Kitchen & Shower Room
- Boasting a Wealth of Character & Charm
- Useful Cellar - Enclosed Seating Area to the Rear
- Must Be Viewed to Appreciate





## PROPERTY DESCRIPTION

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Simply stunning, fully refurbished cottage situated in the heart of the old Cottingley village. The property has been sympathetically updated since 2018, and benefits from the installation of new gas boiler, new UPVC double glazing and doors, re-plastering, new kitchen and bathroom, partial re-wire. Boasting a wealth of character and charm, having exposed beams and stone walls.

Briefly comprises; spacious lounge and kitchen to the ground floor with access to a useful cellar. Large bathroom and shower room to the first floor. Outside, enclosed sitting area to the rear.

Check out the video tour for a glimpse of the property, but internal viewing is essential to appreciate this beautiful home. Council tax band B.





## ROOM DESCRIPTIONS

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### Lounge

Entrance door and double glazed window to the front. Radiator and laminate floor. Cast iron stove set on a tiled hearth. Built in cupboards and tv point. Exposed beams and exposed stone walls. Wall light points and stairs to the first floor.

### Kitchen

Range of light grey shaker style base and wall units having a complementary wood effect work surface over. 1 1/2 bowl sink unit with mixer tap. Built in washing machine and fridge/freezer. Built in microwave. Electric oven, gas hob and extractor hood. Part tiled walls and tiled floor. Vokera gas boiler, breakfast bar and access to the cellar. Double glazed windows and door to the rear.

### Cellar

Consumer unit and electric meter. Power and light. Stone shelves. Door into store room which also has power and light and gas meter.

### First Floor

#### Landing

Exposed beams and exposed stone wall. Wall light points.

#### Bedroom

Double glazed windows to the front and feature radiator. Exposed stone wall and exposed beams. Wall light points.

### Shower Room

2 piece modern suite in white comprising of sink unit and low level w.c. Large step in shower cubicle having a mains shower over. Tiled floor and part tiled walls. Feature radiator, exposed beams and down lighters. Double glazed window to the rear.

### Outside

#### Yard

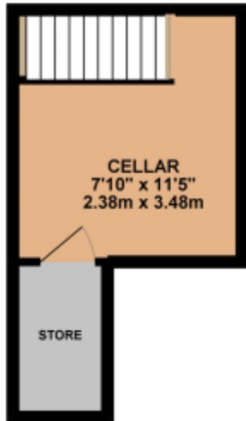
Enclosed decked seating area to the rear with stone boundaries.

Please note, there is a right of way for neighbours to the rear.

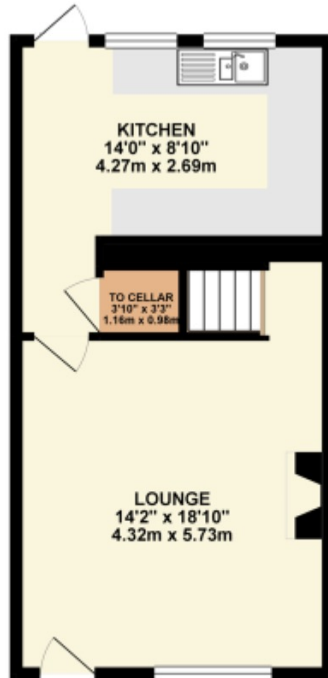


# FLOORPLAN

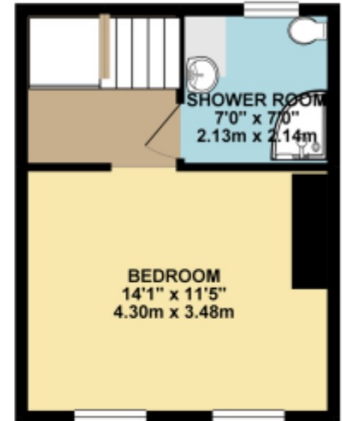
**BASEMENT** 151.05 sq. ft.  
( 14.03 sq. m. )



**GROUND FLOOR** 412.18 sq. ft.  
( 38.29 sq. m. )



**1ST FLOOR** 265.38 sq. ft.  
( 24.65 sq. m. )



**TOTAL FLOOR AREA : 828.61 sq. ft. ( 76.98 sq. m. ) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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