



24 Smith Street, Cottingley, Bingley, West Yorkshire BD16 1SG

- Beautifully refurbished cottage being offered for sale with no onward chain
- Impressive, brand new kitchen and bathroom fittings
- Shared courtyard garden to the rear and on street parking to the fore
- Much sought after Cottingley village location
- New electrical consumer unit and partial rewiring
- 'Ready to move into' accommodation with plenty of the wow factor
- Newly installed gas central heating and UPVC double glazing
- Stylish floor coverings and neutral decor

£155,000 Freehold



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DESCRIPTION

The finishing touches are currently being applied to this stunning and vastly improved, refurbished one bedroom cottage - recent works include, replastering, joinery, a partial re-wire including new consumer unit, a brand new central heating system, new double glazed windows and composite front door, impressive kitchen and bathroom fittings, new flooring and decor. Enjoying a desirable mix of contemporary fittings and finishes together with retained period features including exposed stone work and ceiling beams.

The property is situated in this pleasant, highly sought after and convenient locality within Cottingley Village and very is well placed for localised amenities and transport links in nearby Bingley, Shipley and Saltaire.

The accommodation in brief comprises - spacious living room with with feature exposed stone fireplace with currently an ornamental stove but offering excellent potential for the new purchaser to install a wood burning stove should they wish. There is also a useful understairs storage area off the living room. To the rear of the property you will find the newly fitted kitchen comprising a superb range of wall and base units in a shaker style together with complimentary solid beech working surfaces and matching upstands, integrated electric induction hob, counter height oven and slim line dishwasher. Composite inset black sink unit with stylish mixer tap and recess for the washing machine. The kitchen provides enough space for a small dining table. There is glazed uPVC door that provides access to the shared courtyard to the rear. The ground floor has been finished in a newly laid luxury vinyl flooring in an oak effect herringbone finish.

At first floor level there is a landing with open spindle balustrade, one large double bedroom with two front facing uPVC windows and feature exposed ceiling beams and a stylish shower room / wc comprising a spacious glazed shower enclosure with rain head shower fitting, feature cabinet mounted terrazzo wash hand basin with chrome mixer tap, low suite w/c, and chrome heated towel rail. The first floor landing and bedroom enjoy newly fitted carpets and the bathroom floor is finished in a stylish patterned ceramic tile.

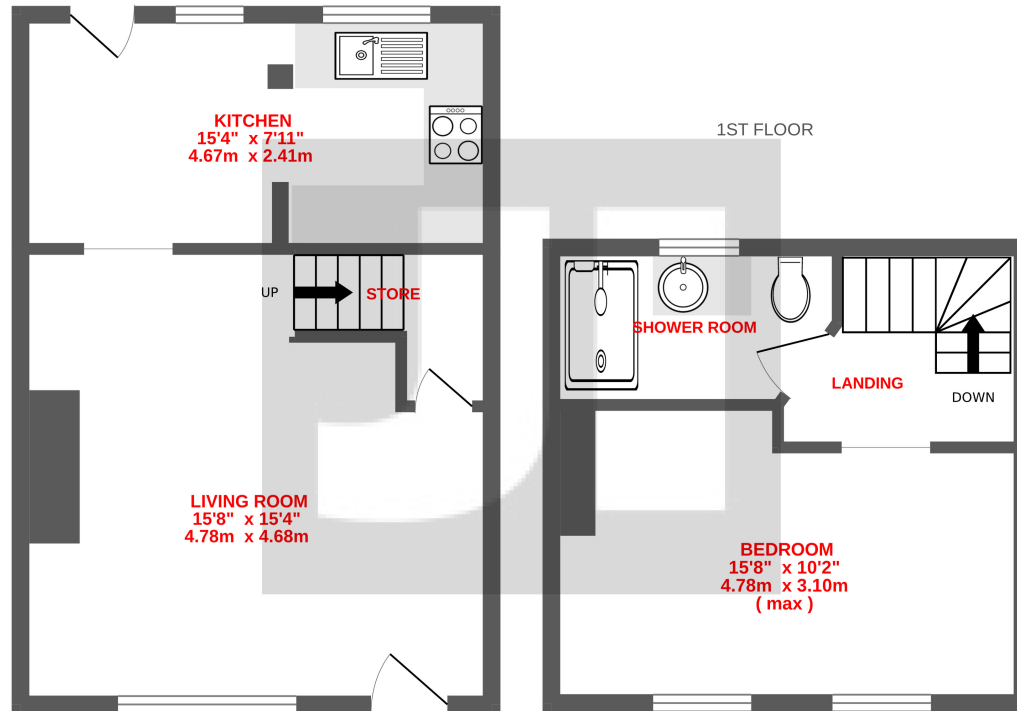
Externally the property fronts onto Smith Street with a paved access pathway, to the rear there is a shared court yard with decked seating area which is also used by several other neighbouring residents.

Viewings are very highly recommended - no chain.





GROUND 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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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.

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🏠 67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

✉ info@jiestates.co.uk

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