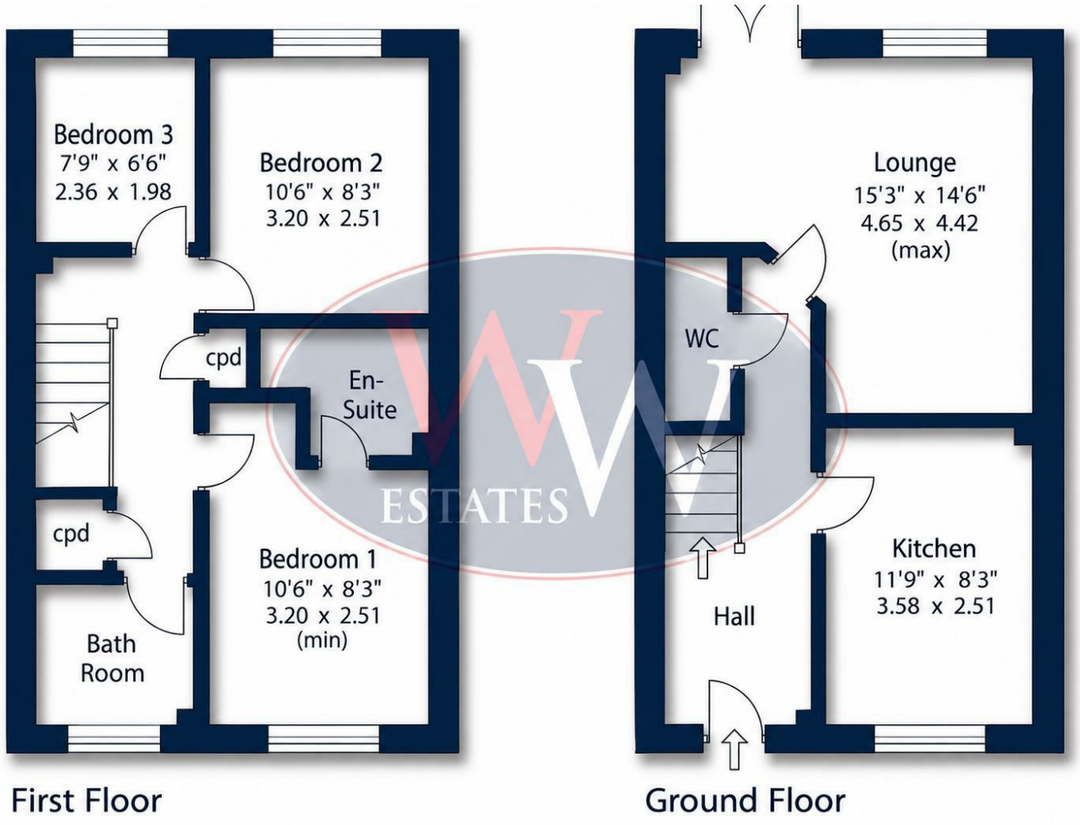



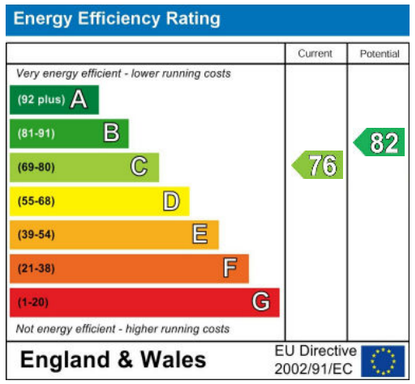



Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.

9 Browgate, Baildon, BD17 6BP | | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Littlelands, Bingley, BD16 1AL
Offers In The Region Of £175,000

Littlelands, Bingley, BD16 1AL

1 3 2

** 3 BED MODERN TOWNHOUSE ** NO ONWARD CHAIN ** IMMACULATELY PRESENTED ** FRESHLY DECORATED THROUGHOUT ** EN-SUITE MASTER BEDROOM ** HOUSE BATHROOM & DOWNSTAIRS W.C. ** ALLOCATED PARKING ** PATIO REAR YARD ** EPC RATING C ** EXCELLENT COTTINGLEY VILLAGE LOCATION ** IDEAL FIRST TIME BUY OR FAMILY HOME ** EXCELLENT LOCAL SCHOOLS & AMENITIES **

A superb opportunity to purchase this immaculate modern 3 Bedroom townhouse, ideally positioned in the heart of Cottingley Village, Bingley, close to an excellent range of everyday amenities and offered to the market with **NO ONWARD CHAIN**.

Freshly decorated throughout, deceptively spacious & ready to move straight in with no onward chain, the property is an ideal choice for first time buyers, families or investors looking for a well-presented, low-maintenance home in a convenient location.

The ground floor offers a welcoming entrance, downstairs W.C. & a well-proportioned living room with double doors opening directly onto the rear patio, creating an easy flow between the house and outside space.

The upper floors provide the bedroom accommodation, including a generous master bedroom with its own en-suite shower room, rear double bedroom & single bedroom, together with a separate house bathroom and two useful storage cupboards & access to loft.

The insulated loft is partly boarded, providing valuable additional storage & offering potential for conversion, subject to the necessary planning and building regulation consents.

Externally, the property has easy-to-maintain gravelled areas, a patio'd rear yard and allocated parking.

Cottingley offers a fantastic range of amenities including local shops, takeaways, chemist, community centre, doctors and fish & chip shops, with regular bus routes nearby. The property is also well placed for highly regarded local schools including Beckfoot School.

With its immaculate presentation, modern layout, excellent location and **NO ONWARD CHAIN**, this is a genuine ready-to-go home.















Fixtures & fittings

Well presented modern townhouse in the heart of Cottingley offered with **NO ONWARD CHAIN**. Freshly decorated throughout with allocated parking, en-suite master bedroom, house bathroom, downstairs W.C. and low-maintenance outside space. Ideally placed for excellent local amenities, schools and transport links.

Rating authority

Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Freehold