



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

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## Littlelands, Cottingley, BD16

£159,995 Leasehold

Three Bedroom Mid Terrace

**Martin & Co Saltaire**  
34-36 Bingley Road • Shipton • BD18 4RU  
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**01274589132**  
<http://www.martinco.com>





Littlelands  
Cottingley  
BD16

Key features:

- Three Bedroom Mid Terrace
- NO CHAIN
- Gas Central Heating
- Perfect For First Time Buyers/Investors
- Popular Residential Location
- Rear Garden
- Service Charge & Ground Rent: £150PA
- Leasehold Years Remaining: 979
- Council Tax Band: C



Why you'll like it

This three-bedroom terraced house is for sale in a popular residential area of Cottingley, offering a practical layout and convenient location for first time buyers, families and investors.

On the ground floor, an attractive living/dining reception room opens directly onto the rear garden, creating a sociable space for both relaxing and entertaining. There is a downstairs WC and useful storage cupboard. The separate kitchen benefits from natural light and built-in pantries, providing organised storage and a clearly defined cooking area.

Upstairs, there are two double bedrooms, with the main bedroom enjoying its own en-suite, plus a further single bedroom. Additional storage is available, helping to keep the home clutter-free. A good size rear garden offers space for children to play or for outdoor seating. The property also includes allocated parking along with extra visitor parking, and is offered with no onward chain.

The house is well placed for Bingley town centre, with its supermarkets, independent shops, cafés and local amenities. Nearby schools make the location practical for families. Bingley railway station provides regular services to Leeds and Bradford, with journey times typically around 20–25 minutes, making commuting straightforward. Local bus routes offer further connections to surrounding towns and villages, while nearby parks and green spaces provide opportunities for walking and leisure.

