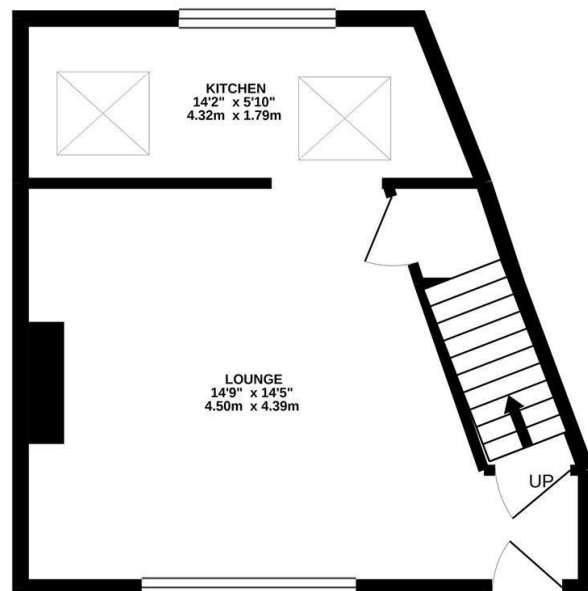
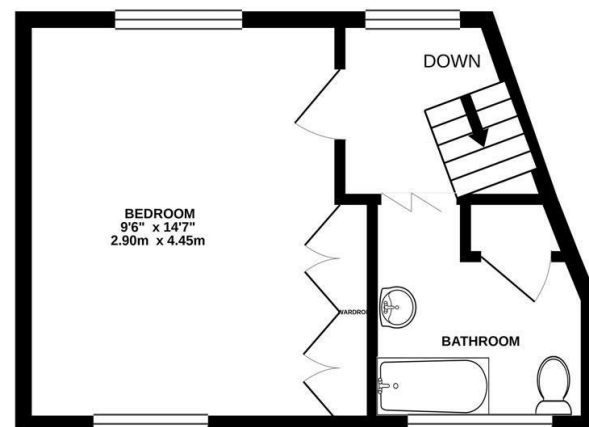


# HARDISTY AND CO

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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 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.  
Made with Metropix ©2021

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

#### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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# HARDISTY AND CO



Herbert Street  
Cottingley Village, BD16 1SF

£595 PCM  
1 BEDROOM HOUSE

hardistyandco.com

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | STUNNING ONE DOUBLE bed., STONE COTTAGE, full of CHARACTER with EXPOSED BEAMS, EXPOSED STONE cills & INGLENOK STYLE FIREPLACE sited in this QUIET, TRANQUIL location yet close to village amenities, SCHOOLS, great COMMUTER LINKS & DELIGHTFUL COUNTRYSIDE on your doorstep too! Briefly, LARGE lounge, modern fitted kitchen, MASTER bed., with fitted furniture & house bathroom. EPC - D

#### INTRODUCTION

Stunning, one double bedroom, mid stone cottage sited in such a quiet, tranquil location yet close to the village amenities, schools, great commuter links and with lovely countryside on your doorstep too! Offering so much character throughout including exposed beams, exposed stone walling, expose stone cills and a fabulous Inglenook style fireplace to the lounge, comprises, to the ground floor, an entrance porch, opening through to the amazing lounge with solid wood flooring and the Inglenook style fireplace housing a cast iron stove (for display only), leading to the solid timber fitted kitchen, adding lots of character to the property. Then onto the first floor their is a good size double bedroom with dual aspect to the front and rear elevations and useful fitted furniture and a white house bathroom.

#### LOCATION

The property is delightfully situated within a highly sought after Cottingley village location. Cottingley village offers a range of local shops and amenities, and a well-respected primary school. The adjoining town of Bingley offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

#### HOW TO FIND THE PROPERTY

From Bingley proceed along the main A650 in the direction of Saltaire and Bradford. After 1 1/2 miles at Cottingley Bar traffic lights turn right into Cottingley Road and then after a few hundred yards almost opposite the Sun Inn turn right into Main Street. Take your first right into Town Hill Street followed by another right into Smith Street. The property can be located towards the bottom of Smith Street on the right hand side with a row of terrace classed as Herbert Street. The house can be located by our 'To Let' sign.

#### HOLDING FEE & DEPOSIT

On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

#### ACCOMMODATION

##### GROUND FLOOR

White cottage stable style door to ...

##### ENTRANCE VESTIBULE

A fabulous, characterful first impression with exposed stone walling, tiled floor, space for coats and with the staircase up to the first floor. Opens through to the ...

##### LOUNGE



##### 14'6" x 14'9"

A stunning, light and airy reception room with solid wood flooring, feature open Inglenook style fireplace with exposed stone back housing a cast iron stove (decorative only), exposed beams and exposed stone window sill to bow fronted window. Useful under stair storage and opens through to the ...

#### KITCHEN



##### 15'6" x 6'0"

Another space full of character with a solid timber fitted kitchen, timber worksurfaces, Belfast sink with mixer tap and integrated electric oven, five point gas hob and extractor fan over. Washer dryer and fridge freezer also available as goodwill items. Lovely high ceiling, neutral decor theme, dark grey tiled floor and lots of natural light from the Velux skylights and window to the rear elevation.

#### FIRST FLOOR

##### LANDING

Window to the rear elevations, solid timber spindle and balustrade staircase, neutral decor and carpet and traditional doors to ...

#### BEDROOM ONE



##### 14'7" x 9'6"

A good size double bedroom with dual aspect to the front and rear elevations so lots of natural light. Modern grey flooring and neutral decor theme. Exposed stone cill and fitted furniture.

#### BATHROOM



##### 7'5" x 5'10"

A traditional house bathroom with shower attachment to bath, pedestal wash hand basin and WC. Fully tiled in neutral ceramics and window to the front elevation with fitted blind. Wood effect flooring and useful storage cupboard.

#### OUTSIDE

#### MANAGED BY AGENT

#### BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

