



Birchdale, Bingley,
BD16 4SE
From £550,000

5 Bedroom House
EPC Rating: C

LINLEY &
SIMPSON

*****Substantial Family Home In Sought After Cul-De-Sac***** Linley & Simpson Bingley are delighted to bring to market this five bedroom detached family home in the sought after location of Birchdale, Bingley within the Oakwood Park area. Tucked away from any main roads on a quiet cul-de-sac, this property is ideal for growing families with multiple reception rooms, five bedrooms, ample space for working from home, storage throughout, a beautiful and fully enclosed spacious rear garden with off-street parking and garage to front. Bingley Town Centre is in close proximity providing access to the Train Station where a commute to Leeds can be found, a number of vibrant bars and restaurants, supermarkets and shops alike as well as being sat in the catchment area of a number of well-regarded schools. This family home is not one to be missed, viewing by appointment only so call to arrange early inspection.

Accommodation

Ground Floor

Entrance Hall

The entrance hall is tiled and provides a grand welcome, leading nicely onto the access on the ground floor.

Kitchen/Diner

Accessed to the rear of the ground floor is the beautiful fitted kitchen, benefitting lovely wall and base units and 1.5 sink unit. There is access to the rear of the property via an external door.

Living Room

Currently being utilised as a 'beauty room', this space would very easily lend itself to being a large reception room again. Running the full depth of the property, the living room has laminate flooring and a sliding exterior door.

Sitting Room

Residing to the front of the property is another reception room, currently used as a lounge/living space comprising gas central heating radiator and double glazed window to front.

Dining Room

A third reception room currently being used for dining, with patio doors to rear allowing access to the rear garden.

Snug/Office

An extra reception space/ snug is at the front of the house on the ground floor.

First Floor

Principle Bedroom

A large double bedroom benefitting an en-suite and lovely views over the valley at the front aspect.

En-Suite Shower Room

A fully tiled shower room comprising w.c., wash hand basin and shower cubicle.

Bedroom Two

A large double bedroom with built in wardrobes.

Bedroom Three

Another large double with views of the garden and access to a hidden storage room, which has previously been used as a playroom for young children.

Bedroom Four

A large single bedroom which is currently being used as a walk in wardrobe.

Family Bathroom

A three piece white suite comprising a shower/bath and tiled walls with beautiful slate tiled floor.

Second Floor

Bedroom Five

A large double bedroom with a fantastic three-piece en-suite.

External

Front Garden

There is a well established front garden which runs adjacent to the large driveway for off street parking. There is also access to a good size garage which is currently being used for storage and for utility.

Rear Garden

The rear garden is a huge bonus which is lined at the rear by well maintained woodland. This very private place is the perfect entertainment space for all ages with a mixture of patio seating areas and mature gardens surround a substantial laid to lawn garden.



Birchdale, Bingley, BD16

Approximate Area = 2367 sq ft / 220 sq m (includes garage)

Limited Use Area(s) = 159 sq ft / 15 sq m

Total = 2526 sq ft / 235 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson. REF: 631578

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.