



KINGS ROAD,
BINGLEY, BD16 2HD
£159,950

3 Bedroom House
EPC Rating: C

LINLEY &
SIMPSON

**** IMMACULATELY PRESENTED ****

This beautiful three bedroom terrace property sits in the heart of Crossflatts village, offering a wealth of amenities on your doorstep such as shops, schools, pubs and travel links by bus or rail. The home has been beautifully renovated throughout offering a real homely feel, with quality fixture and fittings, and tasteful decoration throughout. This home would be suitable for an array of viewers such as small families and couples alike. Briefly comprising; entrance hall, living room and kitchen/diner to the ground floor, with three bedrooms and shower room to the first floor. There is a fully enclosed rear garden mainly laid to lawn with complimenting flower beds and shed. To the front is a paved patio with shrubbery. In our opinion, this home is not to be missed and early viewings are highly recommended.

Entrance Hall

Living Room

Double glazed bay window, inglenook fireplace housing gas stove and central heating radiator*.
14' 1" x 13' 0" (4.29m x 3.96m)

Kitchen/Diner

Fitted with a range of wall, drawer and base units with wood effect work surfaces over, ceramic sink and drainer, electric oven, gas hob and extractor, plumbing for washing machine, integrated slimline dishwasher, double glazed french doors, double glazed window, central heating radiator and laminate flooring.
16' 4" x 9' 10" (4.97m x 2.99m)

First Floor Landing

Loft access.

Bedroom One

Double glazed window, central heating radiator* and ornate fireplace.
12' 0" x 10' 1" (3.65m x 3.07m)

Bedroom Two

Double glazed window and central heating radiator*.
10' 1" x 9' 2" (3.07m x 2.79m)

Bedroom Three

Double glazed window and central heating radiator*.
7' 11" x 6' 1" (2.41m x 1.85m)

Shower Room

Fitted with a three piece suite comprising shower, hand wash basin in vanity and low level WC, heated towel rail* and vinyl flooring.
6' 1" x 5' 8" (1.85m x 1.73m)

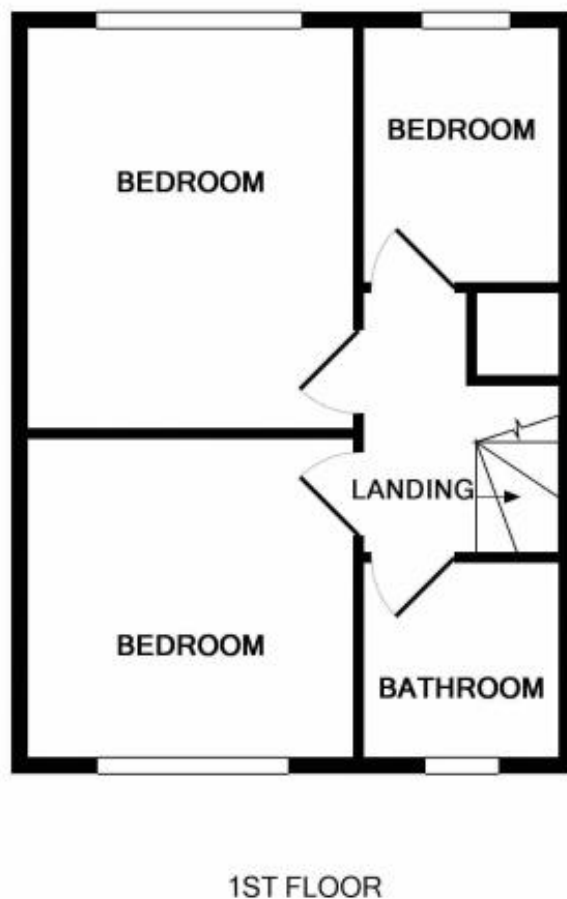
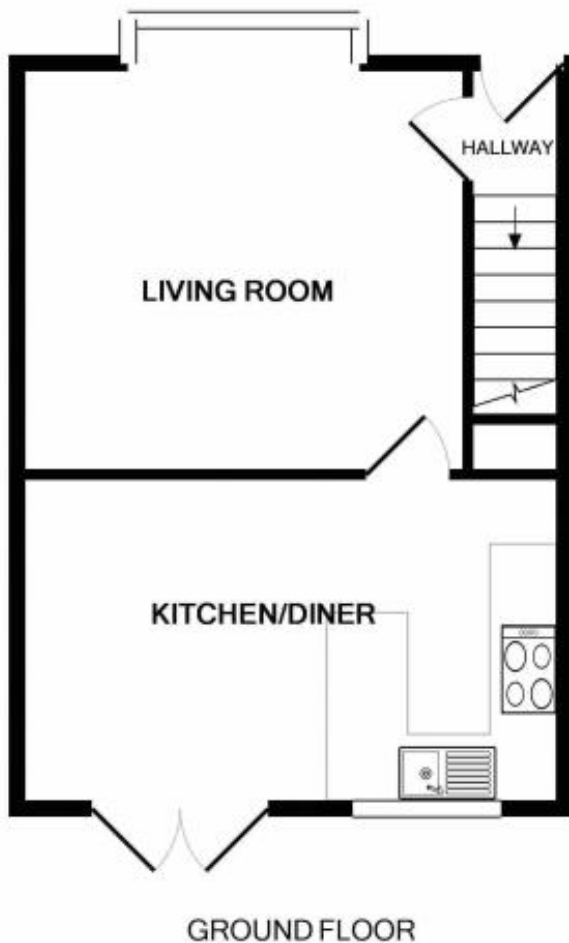
Rear Garden

Fully enclosed rear garden mainly laid to lawn with complimenting flower beds and shed.

Front Garden

Paved patio area with shrubbery.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		87	(81-91) B		88
(69-80) C	72		(69-80) C	73	
(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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		