



TOW PATH COURT,
BRITANNIA WHARF,
BINGLEY
£139,950

2 Bedroom Flat

LINLEY &
SIMPSON

This first floor, two bedroom apartment is located within the central area of Bingley. This apartment benefits from undercroft parking and briefly comprises:- Entrance Hallway, open plan living room with Juliet balcony, kitchen area, two double Bedrooms, one with en-suite and a House bathroom. Canal facing with views over the Leeds and Liverpool canal this is a light and airy apartment. There are communal gardens in the surrounding development.

Early inspection essential.

View by appointment only.

Bingley is a very sought after town steeped in history and is surrounded by quaint villages which architecturally haven't been altered for hundreds of years. Bingley houses several Ofsted 'outstanding' schools and attracts a wide range of residents, ranging from first time buyers looking to get on the property market in an area which typically holds its value very well all the way to families and elderly buyers looking for that Yorkshire country lifestyle without having to go too far from the city. Bingley is very sought after and should you need any more convincing, have a wander down the bustling high street and maybe stop for a cheeky drink or two.

Hallway

Providing access to all rooms and having a useful utility cupboard, electric wall heater and solid wood flooring.

Bathroom

Fitted with modern three piece suite, heated towel rails and vinyl flooring.

Master Bedroom

Situated overlooking the canal, this generous double bedroom has two double glazed windows and electric wall heater.

En-suite

Accessed via the master bedroom the en-suite is fitted with three piece suite comprising shower cubicle, vanity unit housing hand wash basin and low level WC.

Bedroom Two

Overlooking the canal with double glazed window and electric wall heater.

Kitchen/Living Room

Open plan living/dining/kitchen with Juliet balcony and double glazed French doors. The kitchen area is fully fitted with integrated appliances.

Underground Garage & Parking

Allocated parking space accessed with remote controlled entry.

Directions

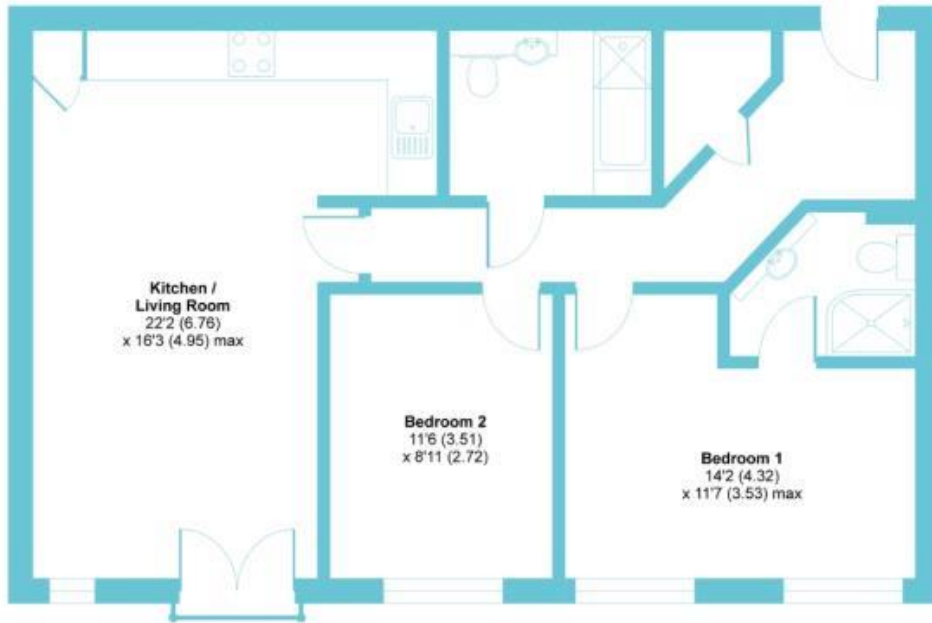
From our Bingley office proceed along the B6265 and turn left at the traffic lights onto Park Road. Continue up Park Road and take the third right turn into Charles Street and continue onto Mornington Road, then take the last right turn before the traffic lights into the development.



Britannia Wharf, Bingley, BD16

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Linley & Simpson. REF: 680539

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

AGENTS NOTES:

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