



PENDLE ROAD,
BINGLEY, BD16 3NG
£249,950

2 Bedroom Bungalow
EPC Rating: D

LINLEY &
SIMPSON

**** DETACHED BUNGALOW ****

Linley & Simpson are delighted to market this two bedroom detached bungalow in the sought after village of Gilstead. This home is immaculately presented and will appeal to a variety of purchasers. Within close proximity to the town of Bingley and its wealth of amenities, countryside walks on its doorstep and village shops, this location lacks next to none. Internally comprising; entrance hall, kitchen, living room, conservatory, bathroom and two bedrooms. There is a fully enclosed rear garden, including patio area, shed and pebbled area making it very low maintenance. There is also a well manicured rockery garden to the front complete with driveway leading to single garage. In our opinion, this is an opportunity not to be missed and internal inspections are highly recommended. Viewings strictly by appointment only.

Entrance Hall

Central heating radiator* and laminate flooring.

Living Room

Living flame gas fire with marble back, hearth and surround, double glazed sliding doors and central heating radiators*.
18' 2" x 12' 7" (5.53m x 3.83m)

Conservatory

Double glazed patio door, double glazed windows, central heating radiators* and tiled flooring.
21' 3" x 11' 8" (6.47m x 3.55m)

Bedroom One

Fitted with built in wardrobes, double glazed window and central heating radiator*.
10' 8" x 10' 8" to front of wardrobes(3.25m x 3.25m)

Bedroom Two

Fitted with built in wardrobes, double glazed sliding doors and central heating radiator*.
12' 10" x 10' 1" (3.91m x 3.07m)

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC and hand wash basin, double glazed window, heated towel rail* and vinyl flooring.
7' 9" x 5' 5" (2.36m x 1.65m)

Garage

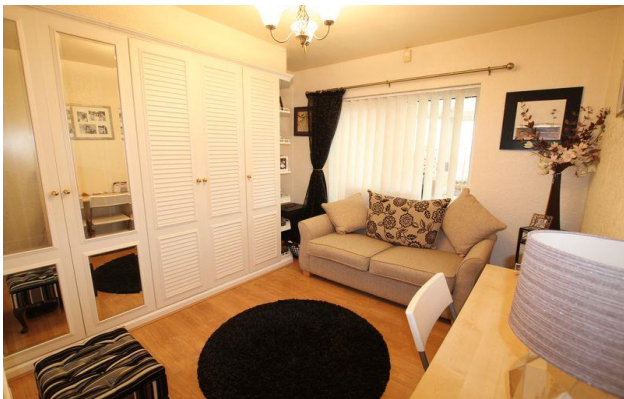
Single garage with up and over door, power and light.

Rear Garden

Fully enclosed rear garden with patio and pebbled areas, low maintenance shrubbery and shed with power and light.

Front Garden

Gated driveway leading to garage, rockery garden with pebbled area.





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		85	(81-91) B		86
(69-80) C			(69-80) C		
(55-68) D	59		(55-68) D	57	
(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.