



BRUNSWICK STREET,
BINGLEY, BD16 4PL
£145,000

2 Bedroom House

LINLEY &
SIMPSON

AVAILABLE CHAIN FREE is this stunning, END TERRACE house in Bingley. The level of care in this renovation is evident from a far, making this beautiful two bedroom house, located approximately ½ a mile from Bingley Town centre, a great buy. There is potential to convert the cellar and the second floor too (STPP).

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.

Ground Floor

Entrance

Main entrance to the property is via an entrance hallway which is open plan to the front living room.

Living Room

Accessed at the front of the ground floor is the impressive living room. Like the rest of the house the décor and plaster work is immaculate and the room's focal point is a wood burning fire.

Kitchen/ Dining Room

Accessed to rear of the living room is the exquisite kitchen/ diner. Illuminated by a rear window and the glazed rear door, this is a large, well lit room to be enjoyed by all ages. There is a 'Belfast' style sink, solid wooden worktops and an impressive range cooker which are lovely finishing touches on a perfect room.

Lower Ground Floor

There is an impressive cellar accessed via the kitchen corridor. This is a large impressive dry storage space which has Yorkshire Flag flooring, a separate coal/ wood store and the whole room is illuminated via a front facing window.

First Floor

Master Bedroom

The master bedroom is located on the first floor above the living room, and as such it occupied an equally impressive footprint; this is a very impressive double bedroom, which also boasts a cast iron fireplace.

Bedroom Two

The second bedroom is found at the rear of the first floor and is currently being used as a walk in wardrobe but would serve nicely as a good sized bedroom.

House Bathroom

The house bathroom is also located to the rear of the first floor and is immaculately tiled from floor to ceiling. The house bathroom has a 'P' shaped bath with overhead shower, hand basin and toilet within.

External

Externally to the rear the house has access to a private yard, this is flagged and is a lovely place to sit and enjoy the open rear aspect.





1 Brunswick Street, Ferncliffe, Bingley, BD16

Approximate Area = 1055 sq ft / 98 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). © nichecom 2020. Produced for Linley & Simpson. REF: 630932

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		84	
	59		53
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.

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