

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

LINLEY& SIMPSON

2 Bedroom House

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.











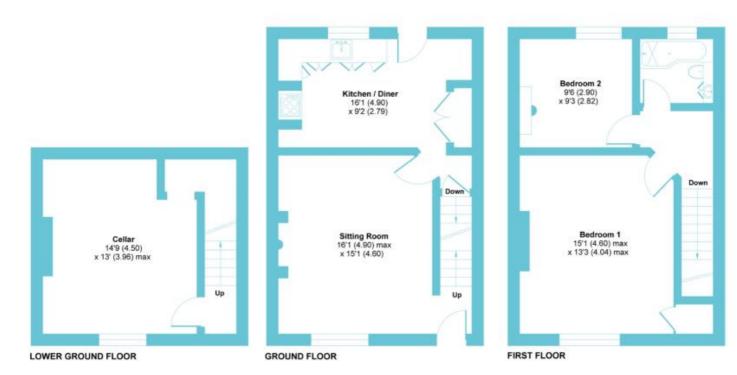






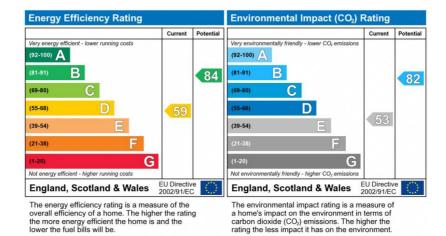
1 Brunswick Street, Ferncliffe, Bingley, BD16

Approximate Area = 1055 sq ft / 98 sq m For identification only - Not to scale



Certified Property Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorpo International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Linley & Simpson. REF. 630932



AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of it inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.