



CANON PINNINGTON  
MEWS, BINGLEY,  
BD16 1AQ  
Offers In Region Of  
£130,000  
3 Bedroom House  
EPC Rating: C



Perfect for FIRST TIME BUYERS or INVESTORS. Come and have a look at this immaculate, modern property. Equipped with a fantastic dining/ kitchen and a downstairs W.C, gas central heating and uPVC double glazing throughout, this house is ready to move into and the lucky buyer merely needs to bring their wardrobes!

Cottingley is a desirable residential neighbourhood. Situated between Saltaire and Bingley and therefore it has fantastic road links to both towns and the motorway network beyond. In the catchment area for several popular schools, this area is consistently popular with families in particular as well as with young professionals and retirees to name but a few. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance. Made famous in the 1920's due to the 'Cottingley Fairies' photographs, why not come and see if you spot any fairies lurking today?

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE**

There is a lovely, welcoming entrance hall accessed via the front door which provides access to all of the ground floor rooms, and there are storage spaces in the hallway too.

#### **DOWNSTAIRS W.C**

A staple 'must have' for all modern houses is this very handy room; a downstairs W.C.

#### **LIVING ROOM**

Accessed via the front of the ground floor is a very welcoming reception room. This is a large sized room which benefits from a large front facing window which helps illuminate the room. There is laminate wooden flooring throughout all of the ground floor.

#### **KITCHEN/ DINER**

To the rear of the ground floor is the heart of the house, the kitchen/ diner. This is an open plan, well proportioned room. The dining room has French doors leading out into the rear garden. There are lovely kitchen wall and base units which are laid out to make the best use of the space.

### **FIRST FLOOR**

#### **MASTER BEDROOM**

On the first floor to the rear of the house there is the master bedroom. This is a well laid out bedroom with ample space for bedroom furniture. There is a rear facing uPVC double glazed window.

#### **SECOND BEDROOM**

The second bedroom is another large double sized-bedroom which faces out to the front aspect. There is a recessed space which is perfect for fitting in a wardrobe and there is ample space in the bedroom for furniture.

#### **THIRD BEDROOM**

There is a front facing bedroom which is a generous single bedroom.

#### **HOUSE BATHROOM**

The house bathroom is also located on the first floor and has a modern white three-piece suite including a bath with over-head shower and folding glass splash screen, toilet and a hand basin.

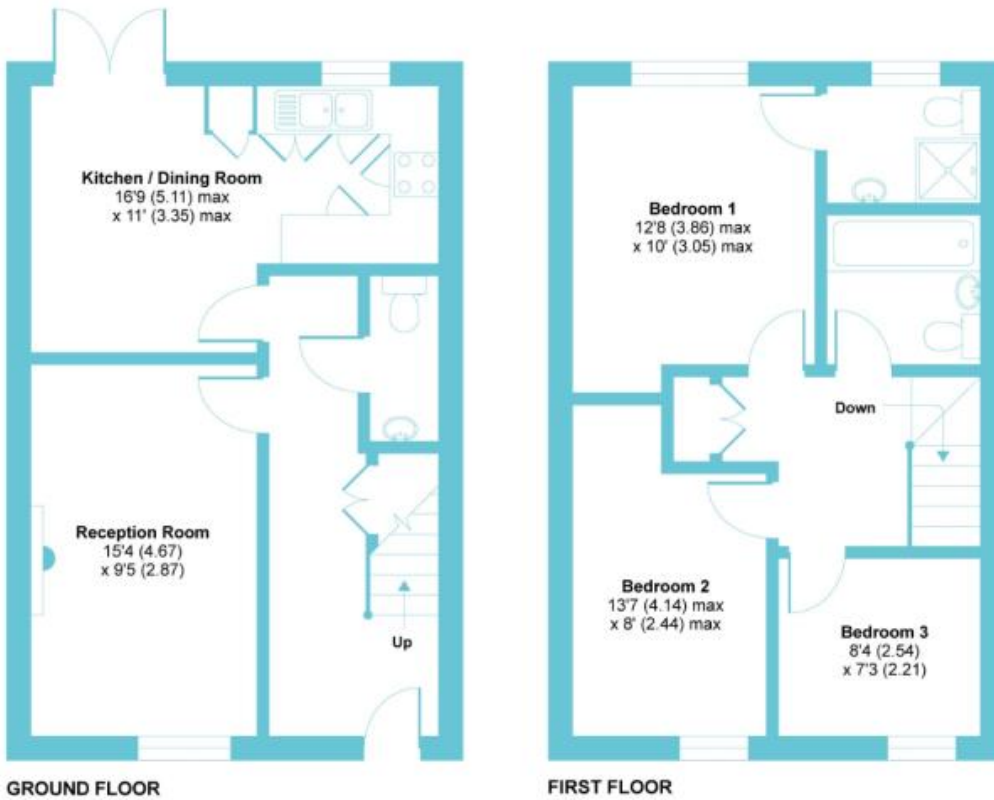
### **EXTERIOR**

Externally to the front there is a private car parking space next to the house. The rear garden is perfect for sitting out and enjoying the outdoors (English weather permitting) and is low maintenance so easy to look after.



# Canon Pinnington Mews, Bingley, BD16 1AQ

APPROX. GROSS INTERNAL FLOOR AREA 902 SQ FT 83.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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