



Yewcroft, The
Orchards, Bingley,
BD16 4AZ
Offers In Excess Of
£535,000
4 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

*****IDEAL FAMILY HOME IN SOUGHT AFTER LOCATION***** Linley & Simpson are more than excited to bring to the market this beautifully presented four double bedroom detached home on a sought after cul-de-sac location in Bingley, BD16. The property sits on a generous plot providing ample off-street parking, a well-maintained front and rear garden, a detached garage and conservatory a extension to the rear of the property. The Orchards is a highly popular residential location just off Lady Lane, Bingley with excellent access to Bingley Town Centre where all local amenities can be found such as supermarkets, bars, restaurants and the train station, providing easy access to Leeds and/or Bradford City Centres. The property itself briefly comprises an entrance hall, multiple reception rooms, a conservatory extension, kitchen and utility to the ground floor with four double bedrooms and two bathrooms to the first floor. The property also includes gas central heating, double glazed windows and ample storage space throughout. This well-presented, substantial family home is now one to be missed, early viewings advised!

Accommodation

Ground Floor

Entrance Hall

To the front of the property is a spacious entrance hall giving access to the living room, dining room, downstairs w.c, kitchen and stairs to the first floor.

Living Room

To the right of the ground floor is a beautifully presented, generously spacious living room with a feature fireplace, gas central heating radiator and doors to the rear giving access to the conservatory.

Dining Room

To the left hand side of the property is a second reception room, currently used as a dining room with gas central heating and double glazed window to front. This room could be easily utilised to however a new owner saw fit i.e. home office, play room, snug etc.

Kitchen

To the rear of the ground floor is a cleverly configured fully fitted kitchen with modern wall and base units finished off with curved cupboards, top of the range integral appliances including oven, microwave, induction hob with extractor fan over and dishwasher. The kitchen also comprises a sink and drainer with double glazed window over, a gas central heating radiator and access to the utility room.

Utility Room

From the kitchen is a good sized utility room with space and plumbing for appliances, access to the rear garden and currently houses the boiler.

Snug

From the entrance hall, there is a conveniently placed snug giving access to the conservatory. This second reception room adds to the living space available and includes further storage under stairs.

Conservatory

To the rear of the house is a fantastic family/entertaining space provided through the conservatory extension. The extension has given space for a snug area, sitting area with gas central heating radiator and windows all around to look out into the rear garden as well as further space for dining and/or entertaining guests. The conservatory provides two access points to the rear garden.

First Floor

Bedroom One

The principle bedroom is situated to the front left elevation of the property. Substantial in size this main bedroom offers ample built in wardrobes and furniture, a gas central heating radiator, double glazed window to front and access to a Jack & Jill en-suite shower room.

Bedroom Two

To the front right elevation is the second double bedroom with built in wardrobes, double glazed window to front, gas central heating radiator and access to the Jack & Jill en-suite shower room.

En-Suite

Fully fitted shower en-suite with Jack & Jill doors to bedrooms one and two. The en-suite comprises a large walk-in shower unit, a wash hand basin with mixer taps, electric heated towel rail, gas central heating radiator and a generous storage cupboard over the bulk head.

Bedroom Three

The third bedroom is to the rear left elevation with a double glazed window overlooking the rear garden and gas central heating radiator currently used as a home office.

Bedroom Four

The fourth bedroom, again double in size, has built in wardrobes, a double glazed window giving views of the rear garden and gas central heating radiator.

Family Bathroom

A modern family bathroom situated to the top of the stairs comprising a three piece suite with a bath with mixer taps and over head shower, a wash hand basin with mixer taps, pedestal w.c with frosted double glazed window and heated towel rail.

External

The property sits on a substantial plot proving plenty of off-street parking and garden space. To the front is a driveway leading to the rear and detached garage and a well-maintained laid to lawn garden. There is a second driveway to the ride hand side of the plot which has previously been used to store boats, other cars, campervans etc.

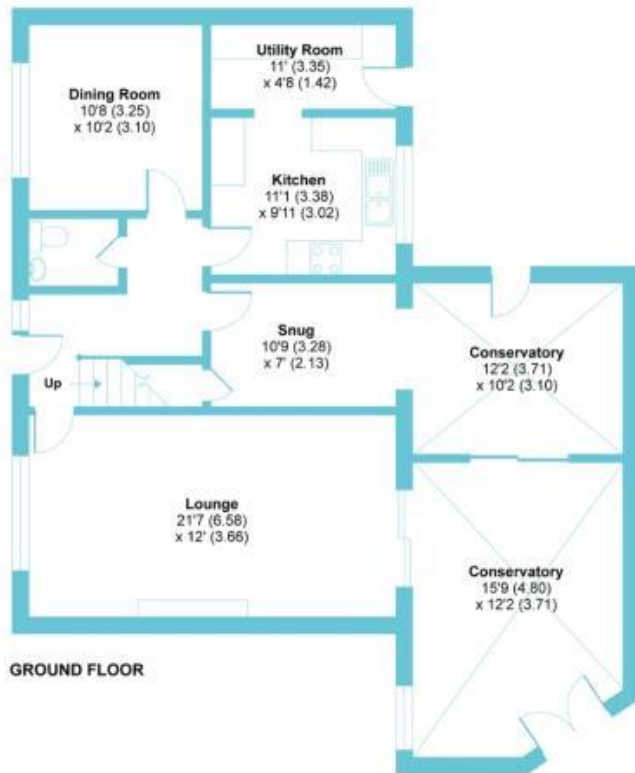
To the rear of the house is a beautiful garden with a mixture of further parking, a well-maintained laid to lawn area, fully enclosed by a fence to the rear and wall to side including flower bed surround. The garden also has a good sized allotment where the current owners grow their own fruits and vegetables with a greenhouse and large shed on concrete foundations.



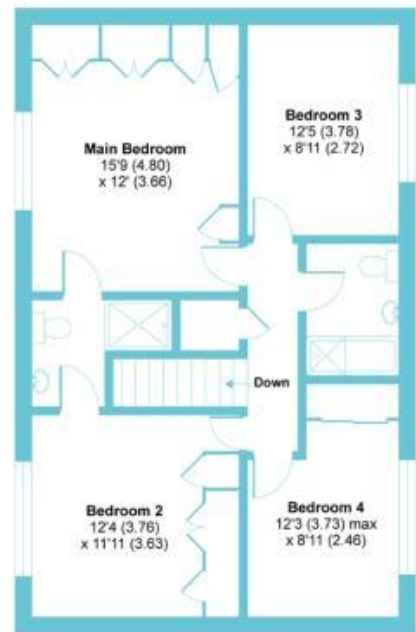
The Orchards, Bingley, BD16

Approximate Area = 1894 sq ft / 176 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linley & Simpson. REF: 788799

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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:

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.

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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.