



Unity Street South,  
Bingley, BD16 1EP  
Offers In Excess Of  
£175,000  
3 Bedroom House  
EPC Rating: D

LINLEY &  
SIMPSON

**\*\*\*FIRST TIME BUYER ALERT\*\*\*** A deceptively spacious three bedroom mid-terraced house situated a less than a mile away from Bingley Town Centre making it ideal for a number of different buyers. The house is in the catchment area for well-regarded schools, close to all local amenities including supermarkets, pubs, bars and restaurants with easy access in and out of Bingley via multiple bus routes and Bingley Train Station. Additionally, there is plenty of opportunity for walks out, in and around the area with the Five Rise Locks and Myrtle Park just around the corner. The house briefly comprises accommodation over three floors with a living room, large kitchen/diner, three bedrooms, a family bathroom, a yard to the rear and a substantial cellar to the lower ground floor. Early internal inspection recommended to appreciate the potentially with this good sized mid terraced property.

## **Accommodation**

### **Ground Floor**

#### **Living Room**

Residing to the front of the house is a large living room with a brick fireplace and built in storage, gas central heating radiator and double glazed window to front allowing for ample natural light to enter.

#### **Kitchen/Diner**

The kitchen matches the size of the living room and sits to the rear of the ground floor. The room comprises a mixture of wall and base units, a newly installed electric oven with gas hob and extractor fan over, space and plumbing for appliances, a sink and drainer with double glazed window over, access to the rear yard and lower ground cellar with ample space for dining to the middle of the room.

### **First Floor**

#### **Bedroom Two**

The second bedroom resides to the front elevation with gas central heating radiator, a double glazed window to front and built in storage.

#### **Bedroom Three**

A third bedroom to the rear elevation with a window overlooking the rear yard and gas central heating radiator.

### **Second Floor**

#### **Attic Room**

The largest bedroom is on the top floor, substantial in size with gas central heating and a window to the front elevation via a dormer. This room has a number of built in storage spaces including a wardrobe and drawers.

### **Lower Ground Floor**

#### **Cellar**

To the lower ground floor is a large cellar/basement with multiple rooms as well as plumbing, electrics and lighting.

### **External**

To the rear of the property is a good sized concrete yard, fully enclosed via a gate and fence.



# Unity Street South, Bingley, BD16

Approximate Area = 1288 sq ft / 119.6 sq m

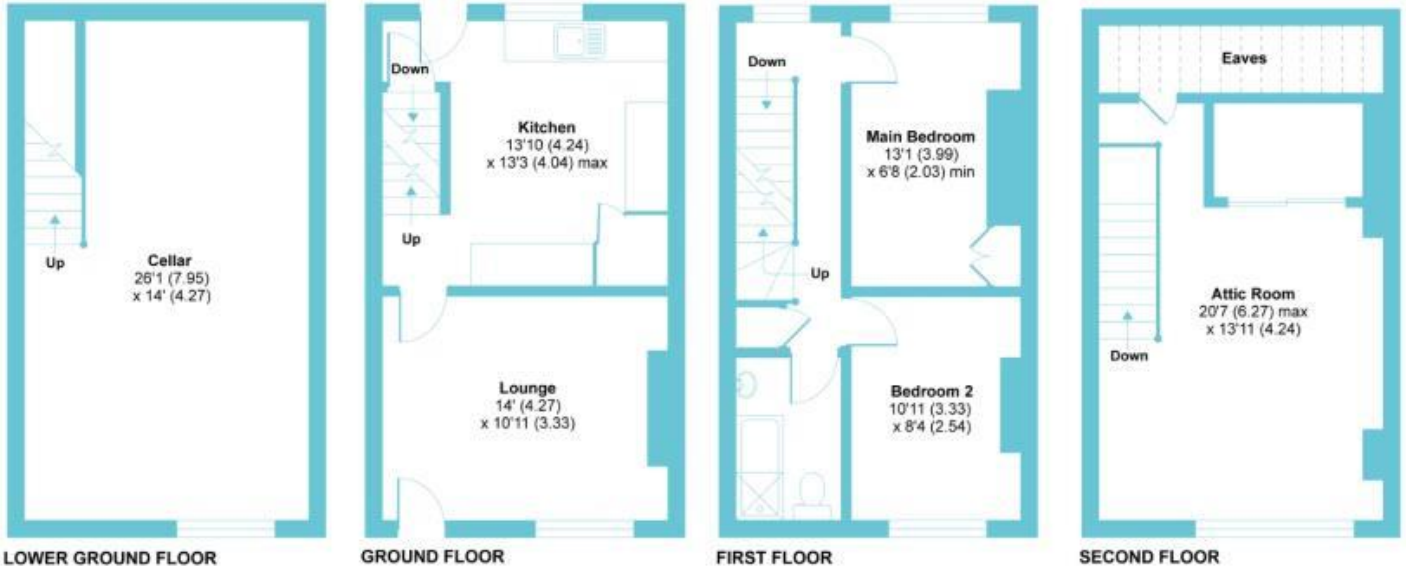
Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 1341 sq ft / 124.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linley & Simpson. REF: 774583

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>87</b>		<b>85</b>	
	<b>55</b>			<b>47</b>	
<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.

### 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.