



THE LOCKS,
BINGLEY, BD16 4BG
£125,000

2 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

Perfect for FIRST TIME BUYERS and INVESTORS. Located within a converted mill, this modern apartment has two good sized bedrooms, a good sized modern bathroom and a huge, open plan reception space. The whole property is illuminated with large windows and will be sold CHAIN FREE.

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.

Accommodation

Second Floor

Entrance Hall

Accessed via lift or staircase, this second floor apartment has a welcoming private hallway.

Living/ Dining/ Kitchen 21'2" x 18'7" (6.45 x 5.67)

At the far end of the property is the huge, open plan living and kitchen space. There are several different sections including the modern kitchen area which is at the far end. This is a very large and very versatile space which could be used a number of different ways. The room is illuminated by three very large windows which floods the space with natural light.

Master Bedroom 13'6" x 10'3" (4.12 x 3.13)

Accessed via the internal hallway is a well proportioned master bedroom, this is a large room which is nicely laid out and benefits from natural light via two large windows.

Second Bedroom 10'4" x 8'3" (3.14 x 2.52)

The second bedroom is adjacent to the master bedroom and is being used by the current tenants as an office. This would make a decent sized double bedroom.

House Bathroom

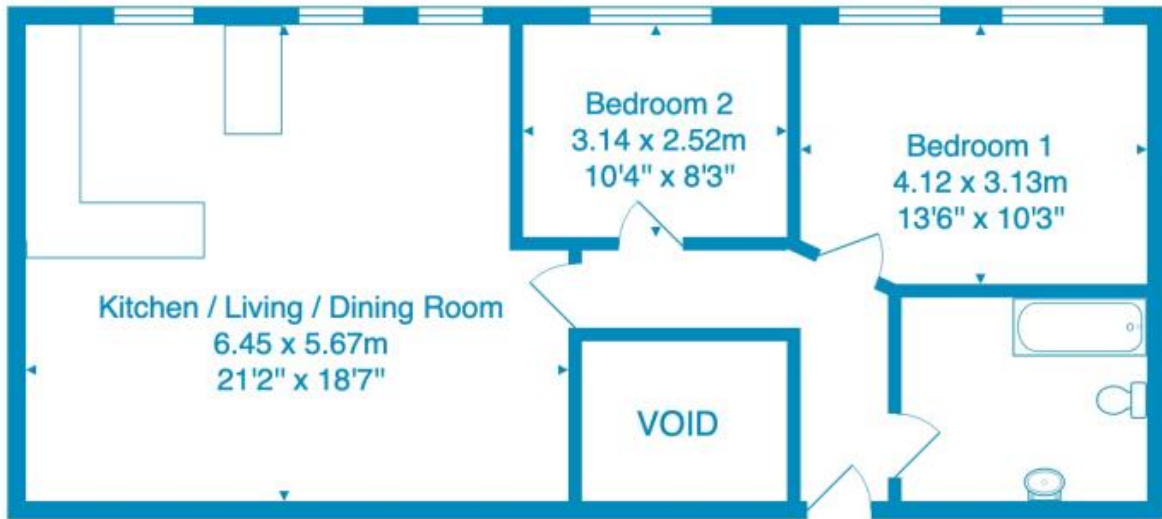
The house bathroom is a modern, white three piece suite comprising bath with over-head shower, hand basin and toilet.

Exterior and Parking

Externally there is a covered car park which has a fob entry system. There is one dedicated car parking space with the apartment. Above the car park is a fantastic paved communal garden which can be used by all of the residents of The Locks.

Agents Note - We are advised that this property is leasehold with 83 years remaining on the lease as of August 2019 and monthly service charge of £116 including buildings insurance. A buyer is advised to confirm these details via their solicitor.





Total Area: 75.4 m² ... 812 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential	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	74	79	
(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			
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.

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.