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SIMPSON**



ASH GROVE, BINGLEY, B16 1LU

Immaculately presented two bedroom cottage with contemporary design throughout. The property is located between Bingley and Saltaire and benefits from gardens front and rear and detached garage.

Asking Price £144,950

This property ticks all the boxes in terms of presentation and location. Comprising in brief of entrance through to the designer kitchen with contemporary units and glass splashbacks and integrated dishwasher. The lounge has patio doors opening on to the decking and rear garden. Features a working multi fuel burner and high ceiling with ceiling rose. To the first floor are two double bedrooms and the house shower room.

Externally there is a low maintainable garden to the front of the property a detached garage with up and over door. The large rear garden has a decking patio area, lawn and garden shed for storage.

GROUND FLOOR

LOUNGE 15'9" x 14'1" (4.80m into bay x 4.29m)

Patio doors to rear, laminate flooring working multi fuel burner and ceiling rose.

KITCHEN 14'1" x 10'10" (4.29m x 3.30m)

Fitted with a range of wall and base units with work surfaces over, built-in electric oven with gas hob. Integrated dishwasher, laminate flooring and double glazed window to rear.

FIRST FLOOR

LANDING

Access to loft space, coving to ceiling and doors to:

BEDROOM ONE 14' x 12'9" (4.27m x 3.89m)

Window to rear, built-in wardrobes and central heating radiator.

BEDROOM TWO 10'11" x 6'11" (3.33m x 2.11m)

Window to rear, built-in cupboard and central heating radiator.

SHOWER ROOM

Fitted with a white 3 piece suite comprising step-in shower cubicle wash basin set in vanity unit and low level WC. Tiled wall and tiled floor, central heating radiator.

OUTSIDE

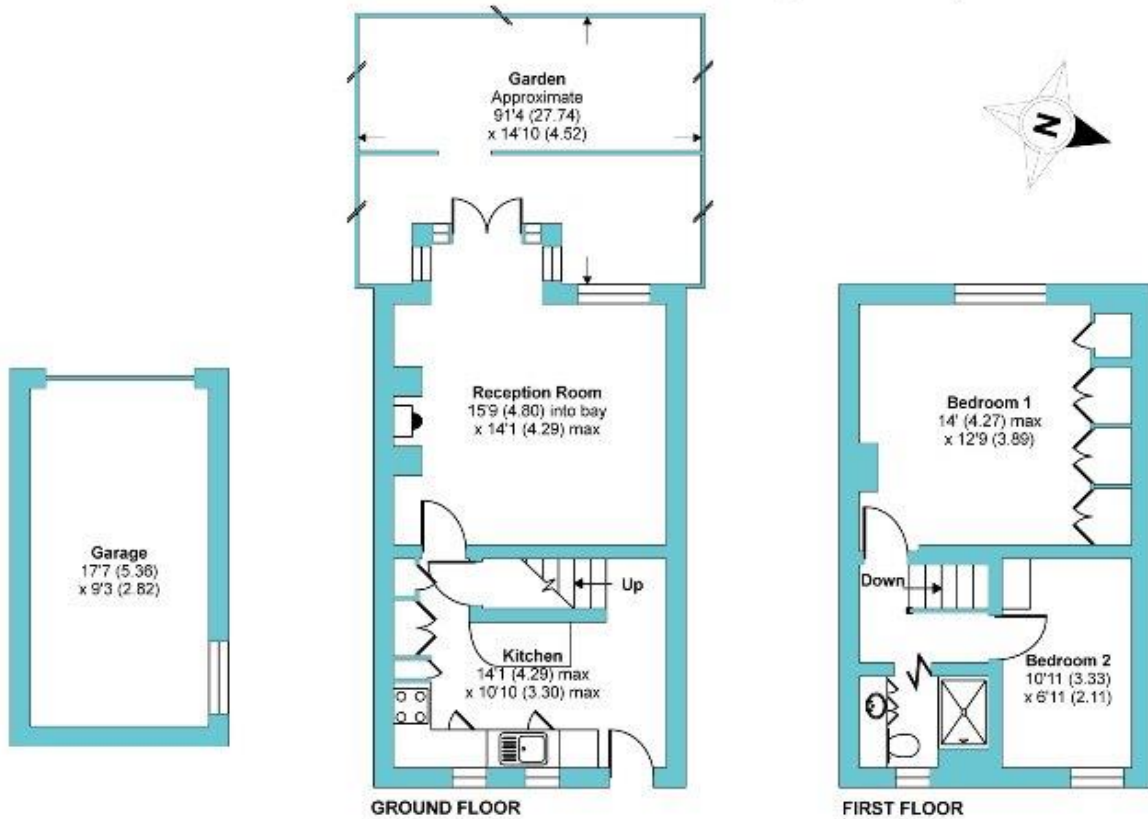
To the front is a low maintenance gravelled area, shed with power. To the rear the garden is laid mainly to lawn with decked area, garden shed, shrub borders and hedged boundaries.

PLEASE NOTE: We are aware that this property is situated in a flood risk area and has previously been flooded.



Ash Grove, Bingley, BD16

APPROX. GROSS INTERNAL FLOOR AREA 882 SQ FT 81.9 SQ METRES (INCLUDES GARAGE)



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 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
(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 & Wales	EU Directive 2002/91/EC		England & 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.

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