



BEACON CLOSE,
BINGLEY, WEST
YORKSHIRE
Offers In Excess Of
£220,000
2 Bedroom Bungalow
EPC Rating: D

LINLEY &
SIMPSON

Entrance Hall

Central heating radiator*, laminate flooring and access to loft which is fully boarded.

Kitchen/Breakfast Room 14' 0" x 11' 0" (4.26m x 3.35m)

Fitted with a range of wall, drawer and base units, wood effect worksurfaces incorporating breakfast bar, moulded sink and drainer, electric oven, gas hob*, extractor, plumbing for washing machine, two double glazed windows, central heating radiator* and laminate flooring.

Lounge 15' 11" x 11' 5" (4.85m x 3.48m)

Feature fireplace housing electric fire, double glazed bay window and central heating radiator*.

Family Bathroom 13' 3" x 6' 6" (4.04m x 1.98m)

Fitted with a four piece suite comprising freestanding claw foot bath, walk in shower, hand wash basin, low level WC, double glazed window, central heating radiator* and tiled flooring.

Bedroom One 18' 1" x 9' 10" max (5.51m x 2.99m)

Double glazed window and central heating radiator*.

Bedroom Two 12' 10" x 9' 2" (3.91m x 2.79m)

Fitted with a range of wardrobes, double glazed windows and central heating radiator*.



Externally

To the front the property benefits from high shrubs providing a good level of privacy, lawned garden and Indian stone paved patio and a driveway providing off road parking.

Rear Garden

Mainly lawned with paved patio and shrub borders.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		83	(81-91) B		82
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D	68	
(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.