



Bromley Road, Bingley,
BD16 4BU
£260,000

3 Bedroom House
EPC Rating: E

LINLEY &
SIMPSON

*****Three Bedroom Terraced Property***** Situated in a sought after residential area, just off Park Road Bingley, is this period mid-terraced property offering spacious accommodation throughout over three floors and an additional basement for storage. Being in the catchment area for well-regarded schools, having ample local amenities near by and excellent transport links via Bingley Train Station and multiple bus routes, this property will be ideal for multiple buyers.

Briefly, internally the property comprises two reception rooms and kitchen to the ground floor, two bedrooms and a family bathroom to the first with an attic conversion providing space for a third bedroom. Externally the property has a mature garden to the front and a low maintenance yard to the rear. Character features can be found with the house including high ceilings with coving, complimented with a contrast of a contemporary finish throughout. Properties like this in the Bingley area are in high demand, so early internal inspections are heavily advised!

Council Tax Band - B

Accommodation

Ground Floor

Dining Room

To the front of the property is the first reception room, currently used as the dining room with a large double glazed window to front and gas central heating radiator.

Living Room

To the rear of the house is a second larger reception room, used as the living room comprising a double glazed window to rear, gas central heating radiator, a log burning stove providing access to the kitchen and lower ground floor.

Kitchen

To the rear of the house is a modern fitted kitchen with a mixture of wall and base units, an integral electric fan oven with gas hob and extractor fan over, space and plumbing for fridge and washing machine/dish washer, a sink and drainer with double glazed window over and access to the rear yard.

Lower Ground Floor

Accessed via the living room is a cellar/basement, ideal for space for storage.

First Floor

Principle Bedroom

The current owners use the bedroom to the front elevation of the house as the main double bedroom comprising a double glazed window to front and gas central heating radiator.

Bedroom Two

The second double bedroom is to the rear of the first floor comprising a double glazed window over-looking the rear yard and gas central heating radiator.

Family Bathroom

The bathroom comprises of a modern three piece suite including a bath with mixer taps and shower over, pedestal w/c and a wash hand basin with built in cupboards below.

Second Floor

Bedroom Three

The third bedroom is provided through an attic conversion with Velux windows to front and back, gas central heating and its own dressing room/walk-in wardrobe.

External

To the front of the property is a good sized low maintenance, landscaped garden. To the rear, a low maintenance yard.



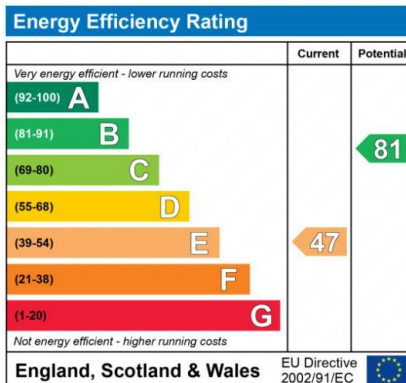
Bromley Road, Bingley, BD16

Approximate Area = 1343 sq ft / 124.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Linley & Simpson, REF: 675622



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.

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