



Moor View Drive,  
Bingley, BD16 1UD  
£375,000

3 Bedroom Bungalow  
EPC Rating:



**\*\*\*Stunning Three Bedroom Family Home With Breathtaking Gardens And Views\*\*\*** Linley & Simpson Bingley are delighted to bring to the market this beautifully presented three double bedroom home, ideally situated with enviable and uninterrupted views to both the front and back. The property has recently undergone huge renovation throughout bringing a stunning finish throughout as well as an attic conversion to provide two double bedrooms, an office space and family bathroom. Externally, the property boasts gorgeous landscaped gardens to the front and rear with a driveway to the side providing ample off-street parking with a further parking space situated to the foot of the front garden.

The house is deceptively spacious throughout and briefly comprises an entrance hall, a spacious living room with a warm finish with a log burner installed, an open plan kitchen/diner, a double bedroom with downstairs shower room and utility room to the ground floor. To the first floor is a large landing providing office space, a further two double bedrooms, and family bathroom with all rooms fitted with double glazed windows and gas central heating feature radiators.

The house sits on a quiet road with stunning views across the valley, is within a few miles of all local amenities, in the catchment area for well regarded schools, and has excellent transport links via Bingley Train Station and multiple bus routes nearby. We are expecting a high volume of interest with this beautiful property, so early internal inspections are heavily recommended!

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Entry of the house is to the side of the house into a warm entrance hall leading to all rooms on the ground floor and access to stairs to the first floor.

#### **Living Room**

Tastefully decorated, the living room sits to the front of the property comprising a log burner and double glazed window to the front providing stunning views over the valley below.

#### **Kitchen/Diner**

Modern and fully fitted kitchen comprising stunning wall and base units, integral appliances including electric oven and hob with extractor, dishwasher, sink and drainer with double glazed window over, fitted and finished to the highest standard. The kitchen opens up into more living/dining space leading to the rear garden creating a fantastic entertaining area.

#### **Utility**

The house benefits from a separate utility/laundry room with plumbing and electrics and further storage units.

#### **Bedroom Two**

Adjacent to the living room is a substantial double bedroom with double glazed window to front and a shower room to the side via a separate entrance. This room would be ideal for guests and/or other family members to reside.

### **First Floor**

#### **Landing**

The landing opens up into the attic conversion providing a perfect home office/study, naturally lit via a Velux window and gives access to two bedrooms and family bathroom.

#### **Principle Bedroom**

The main double bedroom sits to the rear of the first floor, substantial in size the room has built in wardrobes, a dressing area and a feature circular window over-looking the rear aspect.

#### **Bedroom Three**

A third double bedroom to the front elevation with another Velux window.

#### **Family Bathroom**

Stunning bathroom, fully tiled with a four piece suite comprising a bath with shower over, wash hand basin and pedestal w/c and bidet.

#### **External**

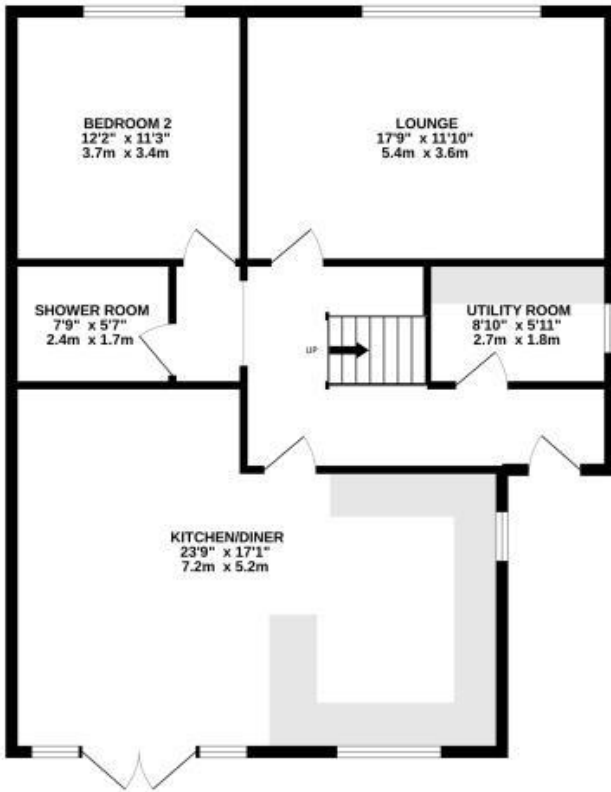
To the front the property is a well-maintained garden mostly laid to lawn with a driveway to side.

To the rear of the property is a stunning, landscaped garden with a mixture of mature gardens, patio seating areas, laid to lawn garden areas with surrounded by fields behind. Throughout the garden there is also a summerhouse, garden shed and greenhouse.

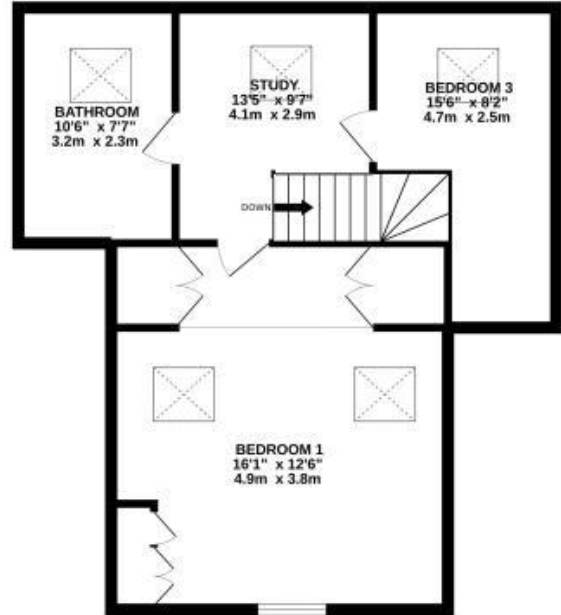




GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1578 sq.ft. (146.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

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.