



Kings Road, Bingley,
BD16 2HD
£170,000

3 Bedroom House
EPC Rating: C

LINLEY &
SIMPSON

*****IDEALLY SITUATED THREE BEDROOM MID-TERRACED HOME***** Situated in a popular residential area of Crossflatts, Bingley is this well-presented, three bedroom mid-terraced house offered with off-street parking and a fully enclosed rear garden. With excellent transport links via multiple bus routes, near by schools and all local amenities the house is more than ideal for a number of buyers including first time buyers, young families and/or young professionals. Briefly, the property comprises an entrance hall, living room, kitchen/diner, three bedrooms and a family bathroom also with double glazed windows and gas central heating throughout. Early viewings advised!

Council Tax Band: B

Accommodation

Ground Floor

Entrance Hall

To the front of the property is a small hallway leading to the living room and stairs to first floor.

Living Room

Residing to the front right of the house is a good sized living room comprising a large bay window to front, gas central heating radiator and feature fireplace with mantle over.

Kitchen/Diner

To the rear of the property is an open plan kitchen/diner with a door to rear to access the garden. The kitchen comprises a mixture of wall and base units, tiled splash back integral electric oven and hob with extractor over, space and plumbing for appliances with further space for dining and ample understairs storage.

First Floor

Bedroom One

Residing to the front elevation of the property is the main double bedroom with gas central heating radiator and double glazed window.

Bedroom Two

A second double bedroom to the rear elevation of the house, with space for a desk if needed, double glazed window over looking the rear garden and gas central heating radiator.

Bedroom Three

The final bedroom is to the front elevation, ideal for a child's bedroom with double glazed window to front and gas central heating radiator.

Bathroom

A fully tiled bathroom with three piece suite comprising a shower cubicle, wash hand basin, pedestal w.c and frosted double glazed window to rear.

External

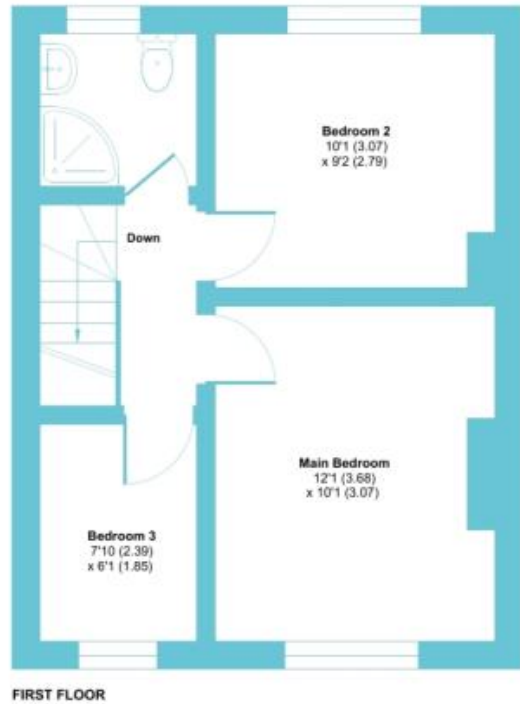
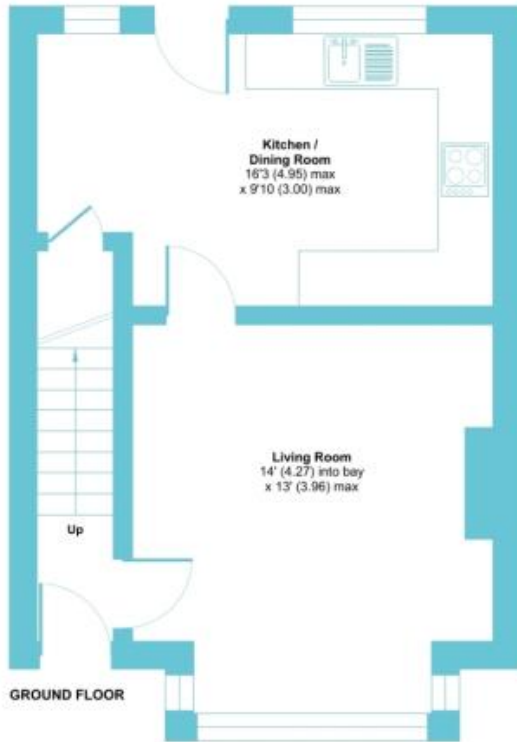
To the front of the property is a tarmac driveway giving space for off-street parking and a pathway leading to front door. To the rear is a fully enclosed rear garden with a mixture of patio and artificial grass.



Kings Road, Bingley, BD16

Approximate Area = 742 sq ft / 69 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). © rnhcom 2022. Produced for Linley & Sampson. REF: 671527

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

AGENTS NOTES:

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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.