



HEATH STREET,  
BINGLEY, BD16 2NX  
£139,950

4 Bedroom House

LINLEY &  
SIMPSON

**\*\*\*\* IDEAL INVESTMENT OPPORTUNITY FOR LANDLORDS\*\*\*\***

This stone built terraced property with sitting tenant is perfect for an investor searching for their next property to add to their portfolio. The home is situated in a popular area close to the town centre of Bingley which offers transport links to Leeds, Bradford and Skipton alongside schools, shops, bars, and restaurants. Internally the property briefly comprises; entrance porch, living room, open plan kitchen dining room, two first floor bedrooms, WC, shower room and bathroom with two second floor bedrooms. The property also benefits from a cellar, small front garden and enclosed rear yard. Early viewing essential to avoid disappointment. Viewing by appointment only.

**Porch**

Single glazed windows and double glazed door to living room.

Living Room - 10' 11" x 13' 07" (3.33m x 4.14m)

Double glazed window and central heating radiator\*.

Dining Area - 13' 01" x 13' 04" (3.99m x 4.06m)

Double glazed window, ornate wood fireplace with marble hearth and surround and access to cellar.

Kitchen Area - 7' 10" x 6' 03" (2.39m x 1.91m)

Fitted with a range of wall, drawer and base units with laminate work surfaces over. Integrated oven, gas hob with extractor over, stainless steel sink and drainer, plumbing for washing machine, double glazed window, lino flooring, and double glazed door to rear yard.

**Stairs and Landing to First Floor**

Bedroom One - 13' 7" x 11' 0" (4.14m x 3.35m)

Double glazed window and central heating radiator\*.

Bedroom Four - 7' 3" x 7' 9" (2.21m x 2.36m)

Double glazed window and central heating radiator\*.

WC - 4' 5" x 3' 1" (1.35m x 0.94m)

Fitted with a two piece suite comprising low level WC and hand wash basin and vinyl flooring.

Bathroom - 10' 6" x 3' 11" (3.20m x 1.19m)

Fitted with a three piece suite comprising low level WC, hand wash basin and bath, central heating radiator\*, double glazed window and fully tiled walls.

Shower Room - 5' 1" x 2' 5" (1.55m x 0.74m)

Shower cubicle and part tiled walls.

**Stairs and Landing to Second Floor**

Bedroom Two - 13' 11" x 13' 9" (4.24m x 4.19m)

Double glazed window and central heating radiator\*

Bedroom Three - 12' 3" x 10' 11" (3.73m x 3.33m)

Double glazed window and central heating radiator\*

**Cellar**

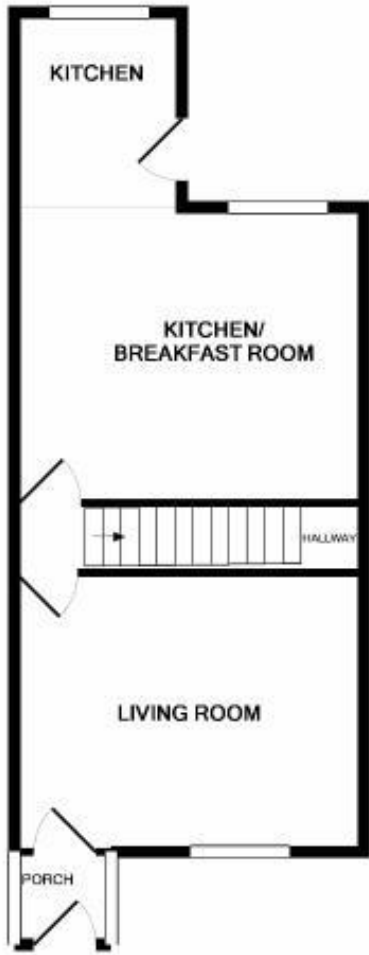
Original cupboards, two chambers with light.

**Externally**

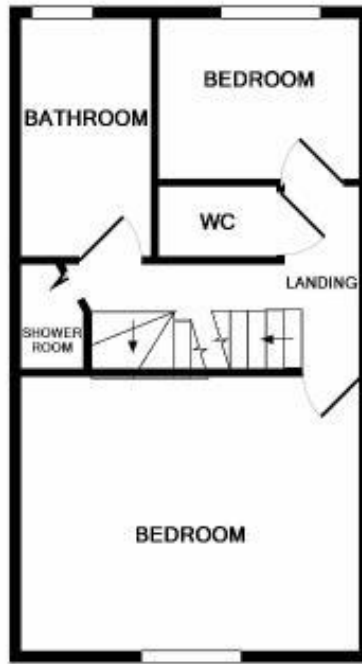
To the rear is a private seating area. To the front is a paved yard with a flower bed.



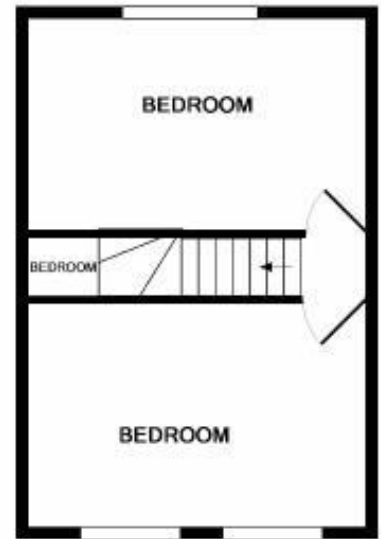




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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