



MANSFIELD AVENUE,
BINGLEY, BD16 3HJ
£325,000

4 Bedroom House

LINLEY &
SIMPSON

Linley and Simpson are delighted to market this four bedroom detached house in the ever sought after area of Eldwick, Bingley. This home will appeal to a wide array of viewers, due to its flexible living accommodation, beautiful décor and convenient location. Within a close proximity to the town of Bingley, this dwelling offers everything you need on your doorstep. Internally comprising; entrance hall, WC, living room, dining room, kitchen and conservatory to the ground floor with four bedrooms to the first floor. There is a generous driveway and garden to the front with fully enclosed garden to the rear. In our opinion, early viewings are highly recommended to avoid disappointment.

GROUND FLOOR

ENTRANCE HALL

Double glazed window and Secure by Design Solidor composite UPVC door.

LIVING ROOM

Fitted with a living flame effect gas fire with tiled back and laminate surround, double glazed French doors, double glazed windows and central heating radiators.

DINING ROOM

Double glazed window, storage cupboard under stairs and central heating radiator,

KITCHEN

Fitted with a range of wall, drawer and base units with laminate work surfaces over, under cabinet LED lighting, electric oven and gas hob with extractor hood over, integrated microwave, dishwasher and washing machine, double glazed window, central heating radiator and vinyl flooring.

WC

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

REAR ENTRANCE HALL

Secure by Design Solidor composite UPVC door.

CONSERVATORY

Double glazed windows and French doors leading to patio area, central heating radiator and laminate flooring.

STAIRS AND LANDING

BATHROOM

Fitted with a three piece suite comprising bath with shower over, hand wash basin and low level WC, double glazed window, heated towel rail and vinyl flooring.

MASTER BEDROOM

Fitted with a range of built in wardrobes, central heating radiator and double glazed window.

BEDROOM TWO

Fitted with a range of built in wardrobes, central heating radiator and double glazed window.

BEDROOM THREE

Central heating radiator and double glazed window.

BEDROOM FOUR

Central heating radiator and double glazed window.

GARAGE

Double garage with remote controlled up and over electric door, lighting and power points.

REAR GARDEN

Mainly laid to lawn with mature trees including fruit trees, shrubbery and paved patio area including octagonal greenhouse with automatic window opener.

FRONT GARDEN

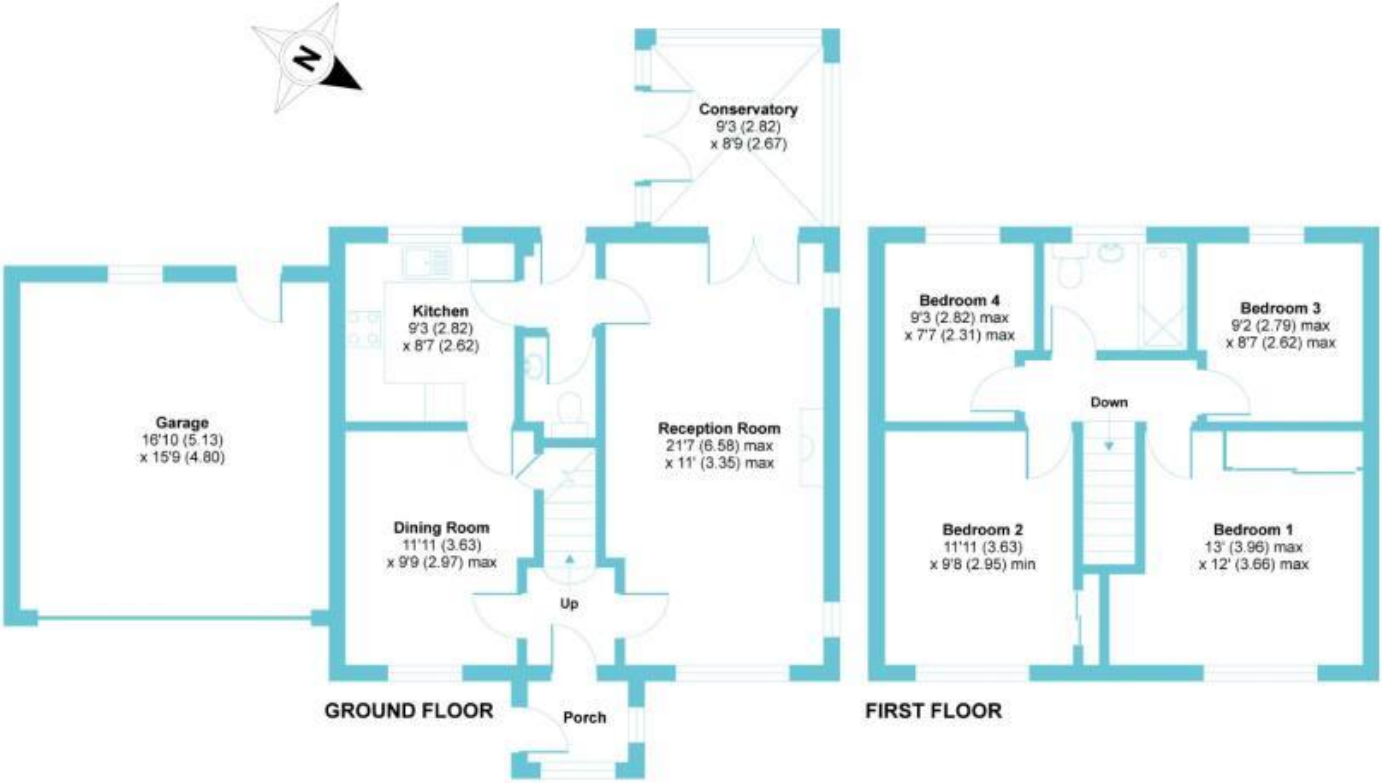
Generous driveway for off road parking leading to garage, paved side pathways with lawn and mature trees.



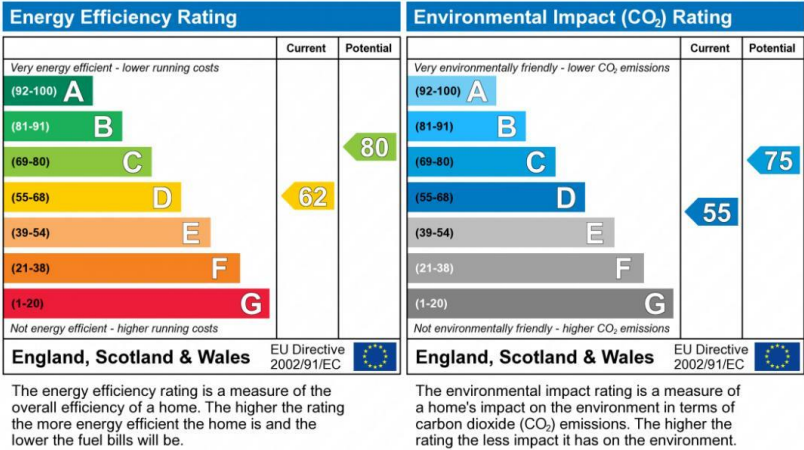
Mansfield Avenue, BD16

Approximate Area = 1457 sq ft / 135.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richiecom 2020. Produced for Linley & Simpson. REF: 595681



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