



Powell Road, Bingley,  
BD16 4PP  
£170,000

3 Bedroom House  
EPC Rating:

LINLEY &  
SIMPSON

**\*\*\*First Time Buyer Alert!\*\*\*** Brought to the market in the sough after location of Bingley, BD16 on a quiet cul-de-sac is this three bedroom mid through terrace with off-street parking and rear garden. The property briefly comprises a separate living, kitchen and dining rooms to the ground floor with three bedrooms and a family bathroom to the first. The house sits well within the catchment area for well-regarded schools as well as being within one mile of Bingley Town Centre where commuting via the train station to other Yorkshire business centres is considered ideal, and all local amenities can be found such as supermarkets, bars, pubs and restaurants. Early viewings heavily recommended to avoid missing out!

## **Accommodation**

### **Ground Floor**

#### **Living Room**

To the front of the property is a spacious living room with a double glazed window to front, gas central heating radiator and fireplace with mantle over. Access to the dining room/rear extension.

#### **Dining Room**

Currently split to form a separate storage space is the dining room to the rear of the property. The dining area comprises a gas central heating radiator and uPVC double glazed patio doors to rear.

#### **Kitchen**

Fitted kitchen with a mixture of wall and base units, plumbing and space for appliances such as oven, fridge, freezer and washing machine also with a stainless steel sink and drainer. Double glazed window to front and rear, and gas central heating radiator.

### **First Floor**

#### **Principle Bedroom**

To the front elevation is the main double bedroom with gas central heating radiator, and double glazed window to front with views over the valley.

#### **Bedroom Two**

The second bedroom is also to the front elevation with gas central heating and double glazed window to front.

#### **Bedroom Three**

A third bedroom residing to the rear elevation comprising a double glazed window and gas central heating, currently used as an office/study.

#### **Bathroom**

Part-tiled bathroom comprising a bath with shower over, a wash hand basin with mixer taps, pedestal w/c, double glazed window to rear and heated towel rail.

#### **External**

To the front of the property is a driveway providing off-street parking for one car.  
To the rear is a low maintenance garden mostly comprising of patio.



# Powell Road, Bingley, BD16

Approximate Area = 1018 sq ft / 94.6 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). © nshcom 2022. Produced for Linley & Simpson. REF: 840449

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