



Arnhem Close, Bingley,
BD16 3JX
£299,950

4 Bedroom House
EPC Rating: C

LINLEY &
SIMPSON

*****Stunning Family Home In Sought After Location***** Brought to the market is this beautifully presented family home, favourably positioned within a highly sought after residential development. Located within close proximity to Eldwick Primary School, Hazel Beck, Bingley train station with excellent rail links to Leeds, Bradford and Skipton, regular bus routes, shops, supermarkets, and a range of other local amenities.

Briefly comprising an entrance hallway, shower room, utility room, converted garage and reception/bedroom four on the ground floor, open plan living kitchen to the first floor, and three bedrooms, master en suite and house bathroom to the first floor. Externally the property boasts off street parking to the front aspect and an enclosed low maintenance garden to the rear with patio seating area and a stunning outlook.

This property offers flexible living with accommodation over three floors, multiple reception rooms and bathrooms. Internal inspection is heavily recommended to fully appreciate the high level of modern interior styling on offer within this beautiful family home.

Council Tax Band - C

Accommodation

Ground Floor

Entrance Hall

From the front door is an entrance hall giving access to all rooms on the ground floor and stairs to the first.

Entertainment/Reception Room

To the front of the ground floor the property, converted from a garage this room is currently used as an entertainment space but could be easily utilised as another bedroom, reception room, home office and/or play room.

Dining Room

To the rear aspect of the ground floor is another dining room with patio doors to the rear garden, again this room could be utilised as the owner sees fit.

Utility Room

There is also a utility room to the rear comprising plumbing and space for washing machine and dryer, storage units, sink and drainer with door to rear garden.

Shower Room

Downstairs bathroom comprising pedestal w/c, wash hand basin with mixer taps and a shower cubicle.

First Floor

Living Room

Naturally lit living room comprising a Juliette Balcony over-looking the rear garden with views stretching over the valley and double doors through to kitchen.

Kitchen

Stunning and well-fitted contemporary kitchen comprising a number of wall and base units, an integral electric oven with hob and extractor over, a sink and drainer, space for fridge/freezer and a breakfast bar.

Second Floor

Principle Bedroom

To the front of the second floor is the main double bedroom with en-suite shower room. This room has ample of space with a double glazed window to front.

Bedroom Two

A second double bedroom to the rear elevation of the property with double glazed window to rear.

Bedroom Three

The third bedroom is an ideal single room currently used as a home office/study.

External

To the front off the property is a driveway offering off-street parking and a path leading to the front door.

To the rear is a fully enclosed private garden, mainly patio providing easy maintenance and ample space for sitting.



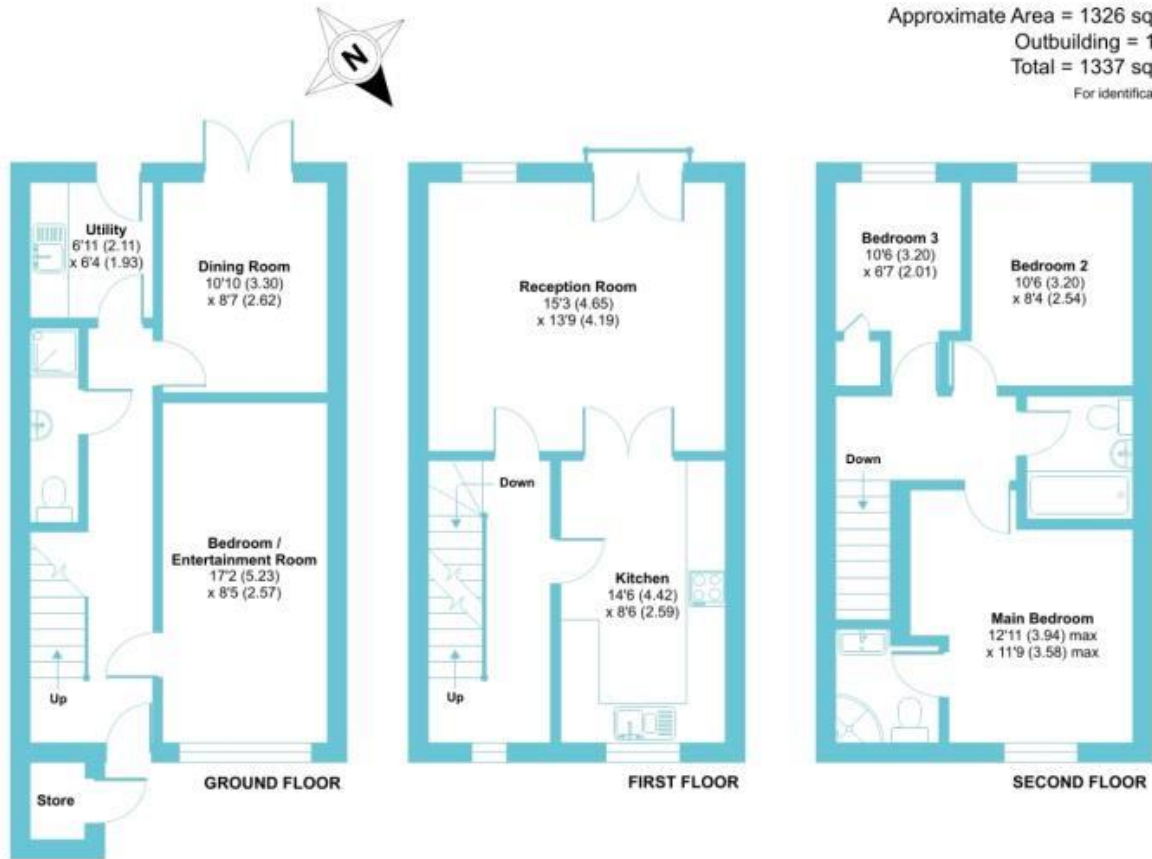
Arnhem Close, Bingley, BD16

Approximate Area = 1326 sq ft / 123.2 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 1337 sq ft / 124.2 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). © nrichcom 2022. Produced for Linley & Simpson, REF: 677531

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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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.