



HAROLD STREET,
BINGLEY, BD16 2RP
Offers Over £100,000

2 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

FOR SALE BY MODERN METHOD OF AUCTION. Deceptively spacious inside! Available for sale CHAIN FREE is this lovely, stone terrace property which consists of 2 double bedrooms, house bathroom, living room, kitchen and cellar. Located in a popular residential neighbourhood in Bingley close to Bingley centre, train station and local schools.

Bingley is a very sought after town steeped in history and is surrounded by quaint villages which architecturally haven't been altered for hundreds of years. Bingley houses several Ofsted 'outstanding' schools and attracts a wide range of residents, ranging from first time buyers looking to get on the property market in an area which typically holds its value very well all the way to families and elderly buyers looking for that Yorkshire country lifestyle without having to go too far from the city. Bingley is very sought after and should you need any more convincing, have a wander down the bustling high street and maybe stop for a cheeky drink or two.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Access to the house is two-fold; via the front entrance door into the living room or via the rear external door leading into the kitchen.

LIVING ROOM 4.0 x 3.7

At the front of the ground floor is the large living room which is illuminated by a large front facing window which floods the room with natural light.

KITCHEN 3.2 x 2.9

Located at the rear of the ground floor is the kitchen, which has modern wall and base units and within the kitchen there is access into the cellar.

FIRST FLOOR

BEDROOM ONE 3.6 x 2.9

The master bedroom is located at the front of the first floor, this is a nice sized double bedroom. Like the living room below, there is a large window in the master bedroom which fills the room with natural light and faces the front aspect.

HOUSE BATHROOM

The house bathroom is also located on the first floor and has a modern white four-piece suite within a fully tiled room. This is a lovely room which has been renovated to a very nice standard.

SECOND FLOOR

BEDROOM TWO 4.0 x 4.9

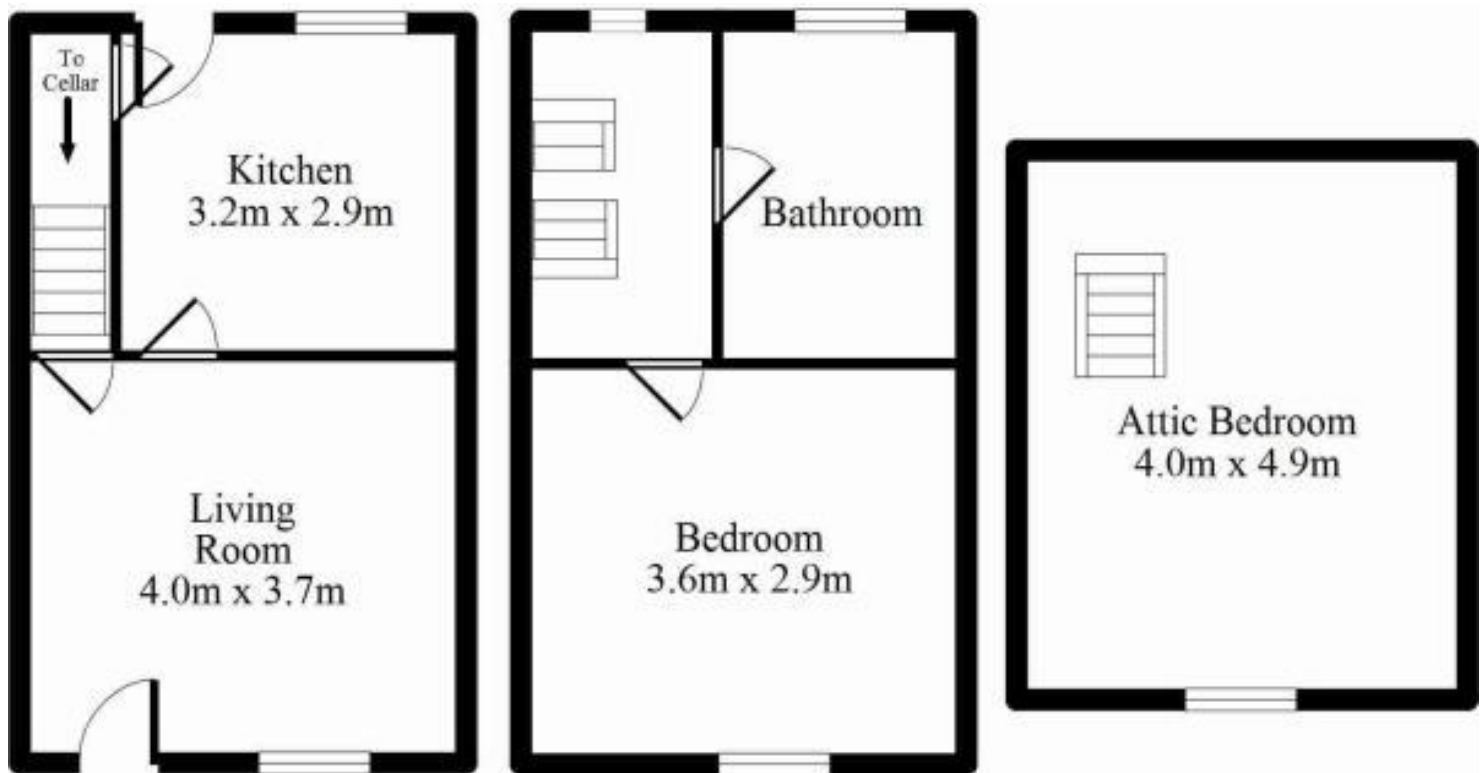
Located on the second floor is another double sized bedroom which is illuminated by a velux window.

EXTERNAL

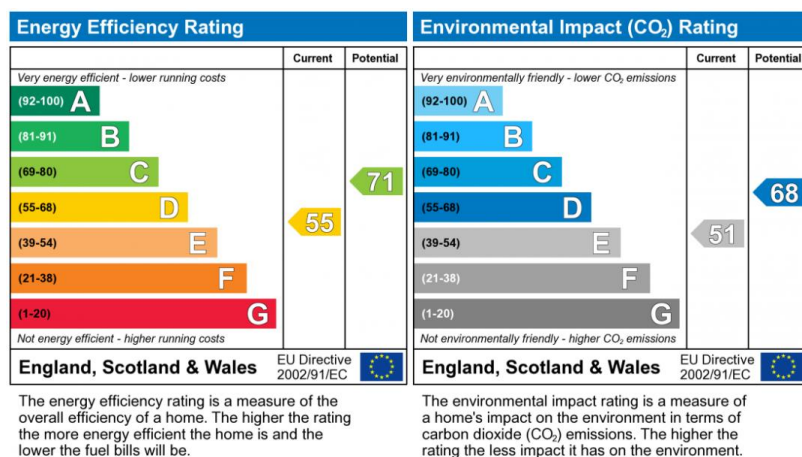
Externally to the front there is a modest yard and to the rear of the house is a flagged external yard also. This is typical for a property and a very nice addition is the storage shed (outhouse) which is rare to still find on a property like this.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd.





Every attempt has been made to ensure this floor plan is accurate.
The floorplan is for illustrative purposes and should be used in that
context. GFPMS 2015



AGENTS NOTES:

Referral fees:

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.