



Wisteria House Lady Park Avenue, Bingley BD16 4UB

welcome to

Wisteria House Lady Park Avenue, Bingley

A desirable stone-built home in a sought-after Bingley setting, enjoying mature, well-kept gardens and excellent outdoor space. The standout feature is the beautiful wisteria draped across the rear elevation, its cascading lilac blooms creating a stunning, fragrant backdrop to the terrace and garden



Set on the highly desirable Lady Lane in Bingley, this beautifully presented stone-built home offers an excellent blend of character, space and lifestyle.

A large driveway provides off-street parking for multiple vehicles, while the property also benefits from an acre paddock adjoining Prince of Wales Park.

To the rear, a generous terrace provides the perfect space for outdoor dining and entertaining, overlooking a well-maintained garden with mature planting and established borders. The standout feature is the magnificent wisteria, which cascades across the rear elevation and creates a stunning display when in bloom.

The south-facing orangery enjoys an elevated position, taking in far-reaching Aire Valley views across to the St Ives Estate and beyond, creating a bright and inviting space.

Inside, the accommodation is spacious and versatile, featuring well-proportioned reception rooms, a centrally positioned kitchen with underfloor heating, and a wood burning stove. There are three en-suite bedrooms, each with a shower, along with a house bathroom fitted with a bath and over-bath shower. Underfloor heating is also fitted in one of the en-suite bathrooms.

Externally, the property includes two small stone-built storage buildings—one used as a wood store and the other as a tool store—alongside a shed and a bike store.

The bedrooms offer comfortable and flexible living space, making this a charming home combining period character with beautifully maintained outdoor surroundings.

Lower Ground Floor Lounge

15' 5" x 13' (4.70m x 3.96m)

Lower Ground Floor Kitchen

26' 3" x 16' 3" (8.00m x 4.95m)

Lower Ground Floor Store

11' x 7' (3.35m x 2.13m)

Lower Ground Floor Store

27' 9" x 8' 9" (8.46m x 2.67m)

Lower Ground Floor Bathroom

9' 4" x 8' 5" (2.84m x 2.57m)

Lower Ground Floor Hall

Ground Floor Bedroom 2

15' 3" x 12' 1" (4.65m x 3.68m)

Ground Floor En-Suite

Ground Floor En-Suite

Ground Floor Bedroom 3

12' 11" x 8' 6" (3.94m x 2.59m)

Ground Floor Lounge

21' 5" x 18' 1" (6.53m x 5.51m)

Ground Floor Dining Room

12' 8" x 10' 11" (3.86m x 3.33m)

Ground Floor Orangery

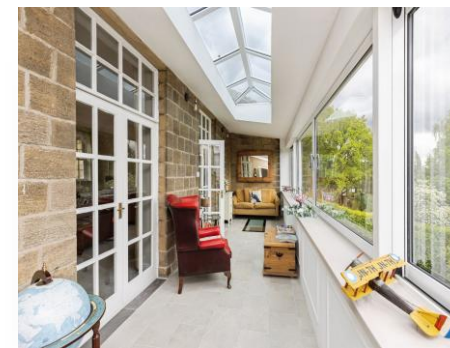
27' x 6' 9" (8.23m x 2.06m)

Ground Floor Bedroom 1

13' x 7' 9" (3.96m x 2.36m)

Ground Floor Dressing Room

11' 3" x 10' 9" (3.43m x 3.28m)



view this property online holroydsestateagents.co.uk/Property/BNG103123



welcome to

Wisteria House Lady Park Avenue, Bingley

- A large driveway provides off street parking for multiple vehicles
- The property benefits from an acre paddock which adjoins the Prince of wales park
- Well-appointed kitchen at the heart of the home with underfloor heating
- A house bathroom with bath and over bath shower
- 3 En-Suite bedrooms with showers - underfloor heating in one of the En-Suites

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG103123



Property Ref:
BNG103123 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

holroyds



01274 566837



bingley@holroydsestateagents.co.uk



146 Main Street, BINGLEY, West Yorkshire,
BD16 2HL



holroydsestateagents.co.uk