



**Wisteria House Lady Park Avenue, Bingley BD16 4UB**

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**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 Bedroom 4**

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**

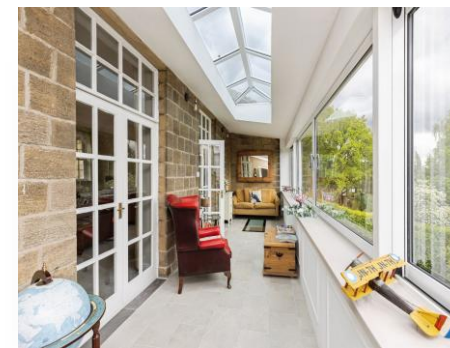
27' x 6' 9" ( 8.23m x 2.06m )

#### **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 )



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## 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
- 4 Bedrooms, 3 with 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

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