



North Bank Road, Bingley BD16 1UH



welcome to

North Bank Road, Bingley

Having undergone a programme of refurbishment this five bedroom detached home is available to move into & enjoy. Located in a highly regarded area, the property boasts from versatile accommodation, far reaching views, driveway parking & an enclosed rear garden



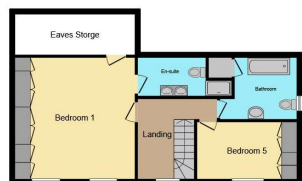
Having undergone a programme of refurbishment this five bedroom detached home is available to move into & enjoy. Located in a highly regarded area, the property boasts from far reaching views, under floor heating, brand new boiler (installed within the last year) and brand new roof (within 6 month period). Offering spacious and versatile accommodation over three floors, comprising: entrance porch, hallway, two ground floor bedrooms with three piece shower room. The first floor has an impressive 23ft living room with built in media wall, stylish kitchen with double doors opening into the landing / dining area and a further bedroom. The second floor houses two bedrooms, one with three piece en-suite and access to the house bathroom. Parking to the front with patio steps, lawn and mature hedging. The rear has an enclosed paved patio area with a raised patio / balcony area with far reaching views.



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party

Entrance Porch

Entrance Hall

Bedroom Two

16' 5" x 13' (5.00m x 3.96m)

Shower / Utility Room

Bedroom Three

12' 11" x 10' (3.94m x 3.05m)

First Floor Landing / Dining

Living Room

23' 7" x 15' 7" (7.19m x 4.75m)

Kitchen

13' x 11' 2" (3.96m x 3.40m)

Bedroom Four

12' 10" x 10' (3.91m x 3.05m)

Second Floor Landing

Bedroom One

15' 3" x 13' (4.65m x 3.96m)

En-Suite

Bedroom Five

11' x 7' 4" (3.35m x 2.24m)

Bathroom

Exterior

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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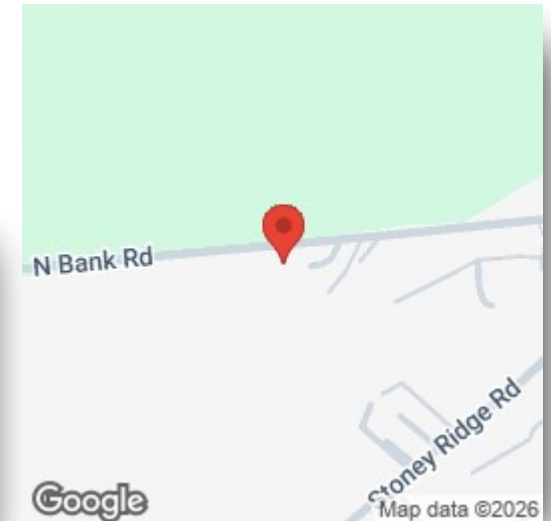
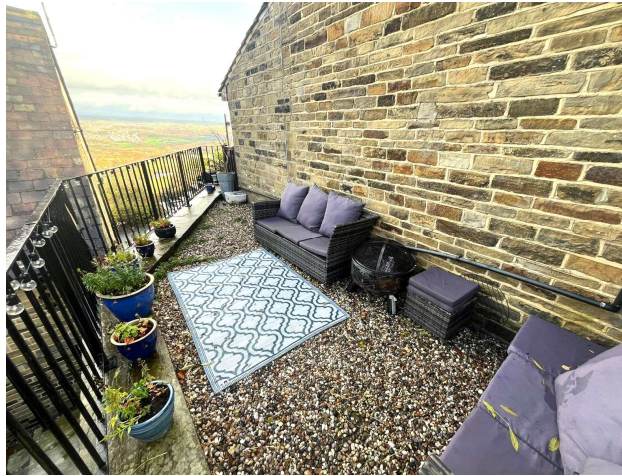
- Five bedroom detached
- Quality fixtures & fittings
- Accommodation over three floors
- Three shower rooms
- Under floor heating to the ground floor

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£390,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP111512 - 0004

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.

William H Brown 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.



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