



Southfield Road, Bingley, Bradford, BD16 1EA

- Three Bedrooms
- Inner Town House
- Gardens to Front and Rear
- Nearby Transport Links
- Council Tax Band C
- Excellent Location
- Well Positioned for Excellent Schools
- Dining Kitchen
- Viewing Essential
- EPC Rating

£235,000



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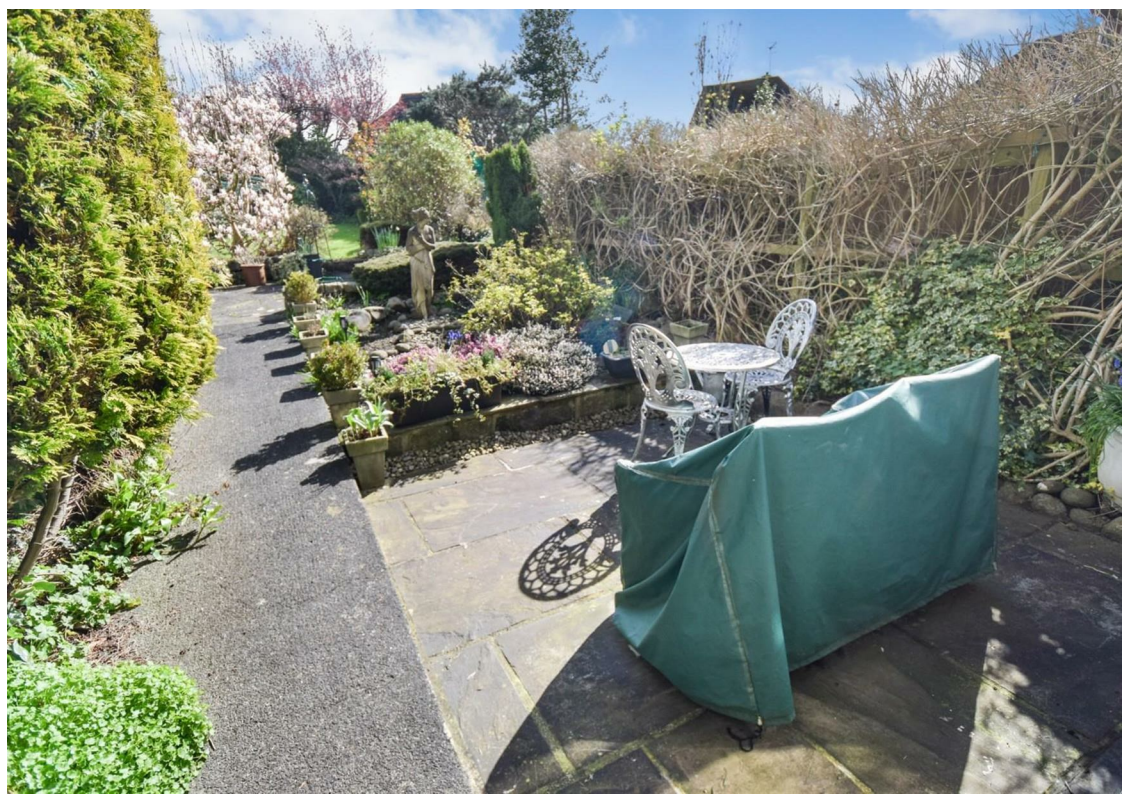
DESCRIPTION

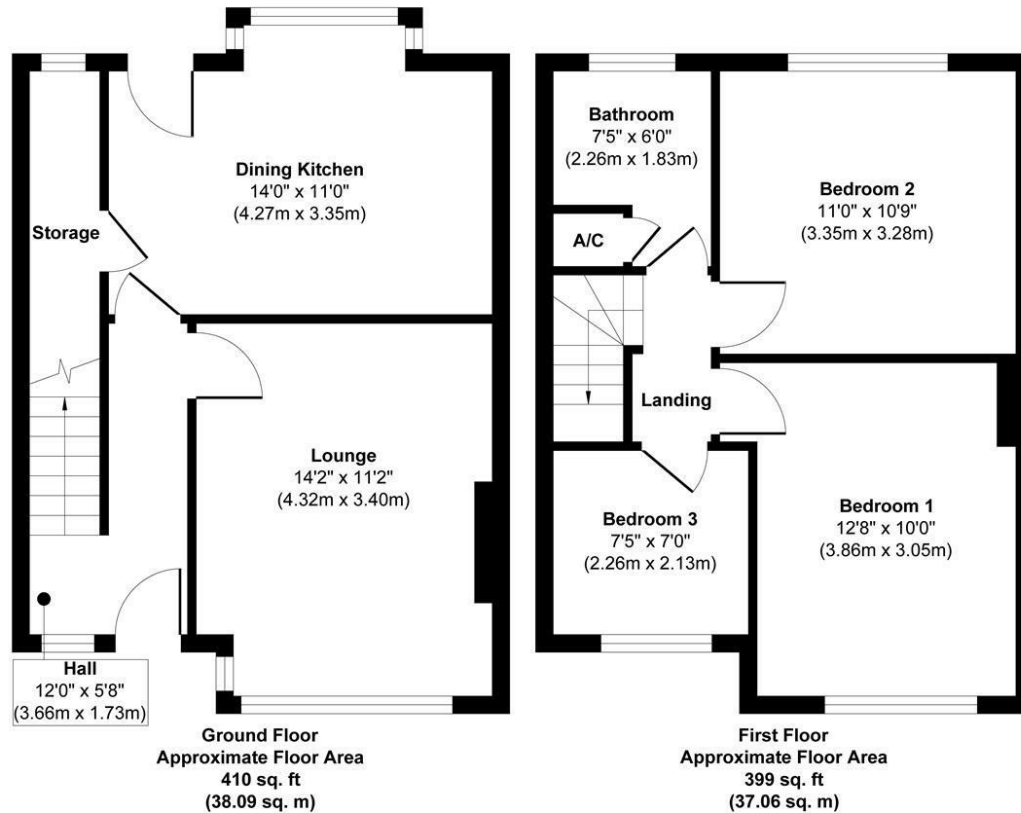
A superb townhouse on the fringe of Bingley town centre, which offers an excellent opportunity for a variety of potential purchasers to acquire a very nicely kept home.

The mature home offers excellent gardens to the rear, and must be viewed to be fully appreciated. It comprises, entrance hall, lounge and a dining kitchen with storage pantry to the ground floor, whilst to the first floor are three bedrooms and house bathroom. The beautifully tended gardens to the rear offer an excellent space to sit and relax.

The property is situated a short distance from Bingley town centre which offers a broad range of every day amenities, bars, restaurants, recreational facilities and excellent road links to many principal West and North Yorkshire business centres. The station provides direct rail access to Leeds, Bradford and Skipton. Well regarded local primary and secondary schools are also a comfortable stroll away.







Approx. Gross Internal Floor Area 809 sq. ft / 75.15 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Viewings

Please contact bingley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

