



Priestthorpe Road, Bingley

- Three Bedrooms
- Off Street Parking Spaces
- Close to Town Centre
- Nearby Transport Connections
- EPC Rating C
- Ground Floor WC
- Secure Entry to Front
- Excellent Schools
- Well Positioned for Amenities
- Council Tax Band B

Asking Price £175,000

Tenure: Freehold

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Priestthorpe Road, Ringlev

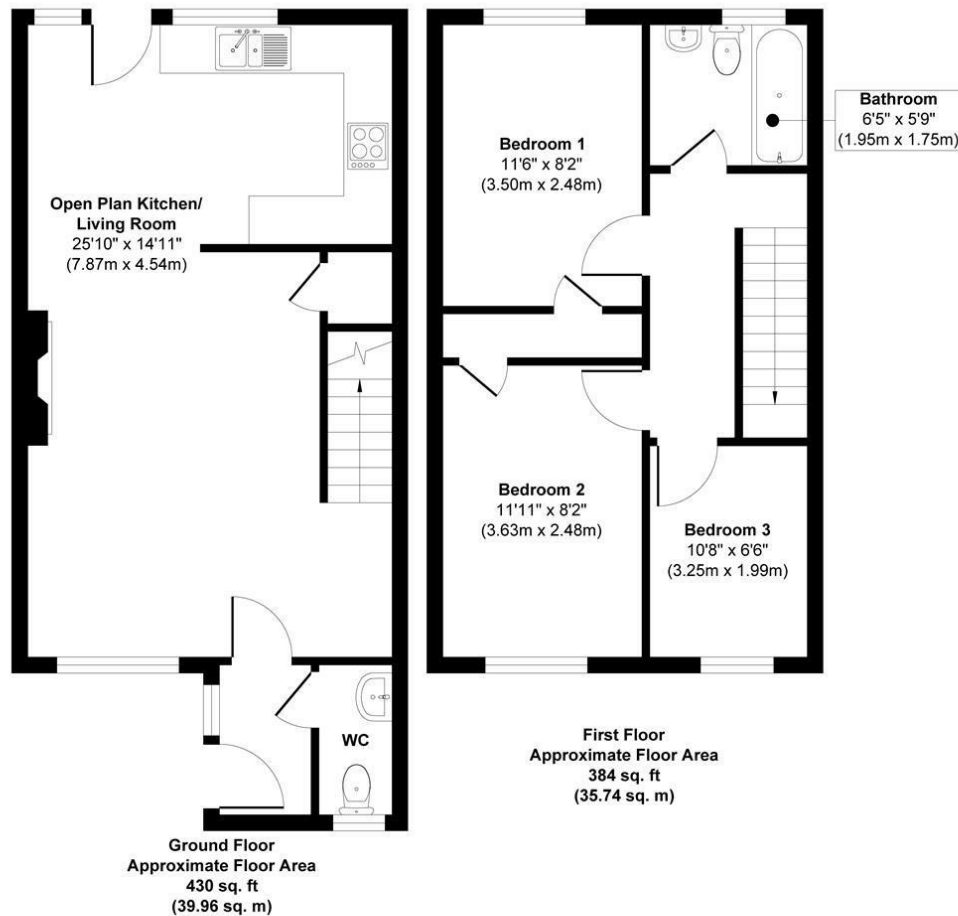
DESCRIPTION

A very well appointed inner town house which is situated in a most convenient and popular residential location. Its well positioned for a host of local amenities, schools, shops, transport connections and many recreational facilities.

The well proportioned home benefits from secure gated entry to the front, excellent private yard to the rear and off street private parking to the rear. Internally comprising; entrance hall to the front with ground floor WC/cloakroom, good size lounge with useful under stairs storage cupboard, and open plan dining kitchen with access to the rear yard. To the first floor are three good size bedrooms and a modern house bathroom.

The property is a short stroll from Bingley town center where you can find a broad range of every day amenities, large chain supermarkets, many independent retailers, and superb coffee shops and cafes as well as the station which offers direct rail links to Leeds, Bradford and Skipton.





Approx. Gross Internal Floor Area 814 sq. ft / 75.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Council Tax: B

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		73	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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

Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

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