



Norman Street, Bingley

- Recently Refurbished
- Popular Location
- Close to Bingley Centre
- Four Bedrooms
- Close to Train Station
- Stone Built Terrace

Offers In Excess Of £179,000

Tenure: Freehold

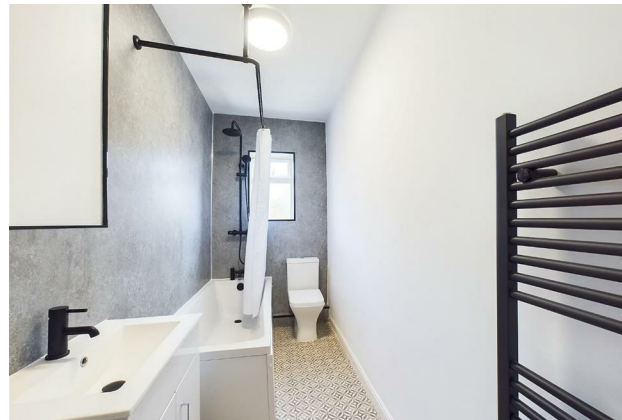
HUNTERS®
HERE TO GET *you* THERE

Norman Street, Bingley

DESCRIPTION

This good-sized, four-bedroom family home, built in stone, has been recently refurbished by the current owners. An internal viewing is highly recommended to appreciate the quality and space on offer. The property comprises a lounge, dining room, and kitchen on the ground floor, with a cellar providing additional storage space. The first floor features a landing, two bedrooms, and a bathroom, while the second floor boasts two attic bedrooms.

Situated close to Bingley town centre, this home benefits from easy access to a range of bars, restaurants, and amenities catering to everyday needs. Additionally, Bingley train station is nearby, offering convenient access to Leeds City Centre and the wider rail network



Council Tax: B

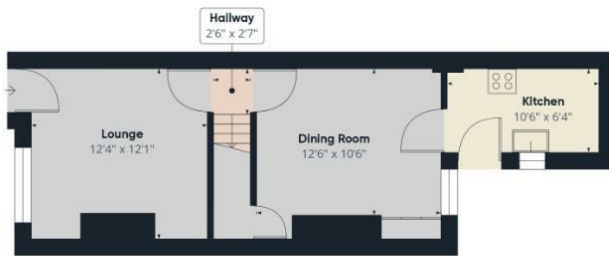
ENERGY PERFORMANCE CERTIFICATE

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			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(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
		85	
	58		
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



Floor 0



Floor 1

Approximate total area⁽¹⁾
1043.43 ft²

Reduced headroom
46.16 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 2

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.

119 Main Street, Bingley, BD16 2HT

Tel: 01274 511 509 Email:

bingley@hunters.com <https://www.hunters.com>

