



## School Street, Bingley

- Modern End Town House
- Popular Location
- Enclosed Garden

- 3 Bedrooms
- Driveway
- Viewing Advised

**Asking Price £220,000**

**Tenure: Freehold**

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# School Street, Bingley

## DESCRIPTION

Offered to the market with no onward chain is superbly maintained and beautifully appointed three-bedroom townhouse

The ground floor features a welcoming entrance hall, a spacious lounge, dining kitchen, and a convenient WC. Upstairs, the first floor comprises three well-proportioned bedrooms and a modern house bathroom.

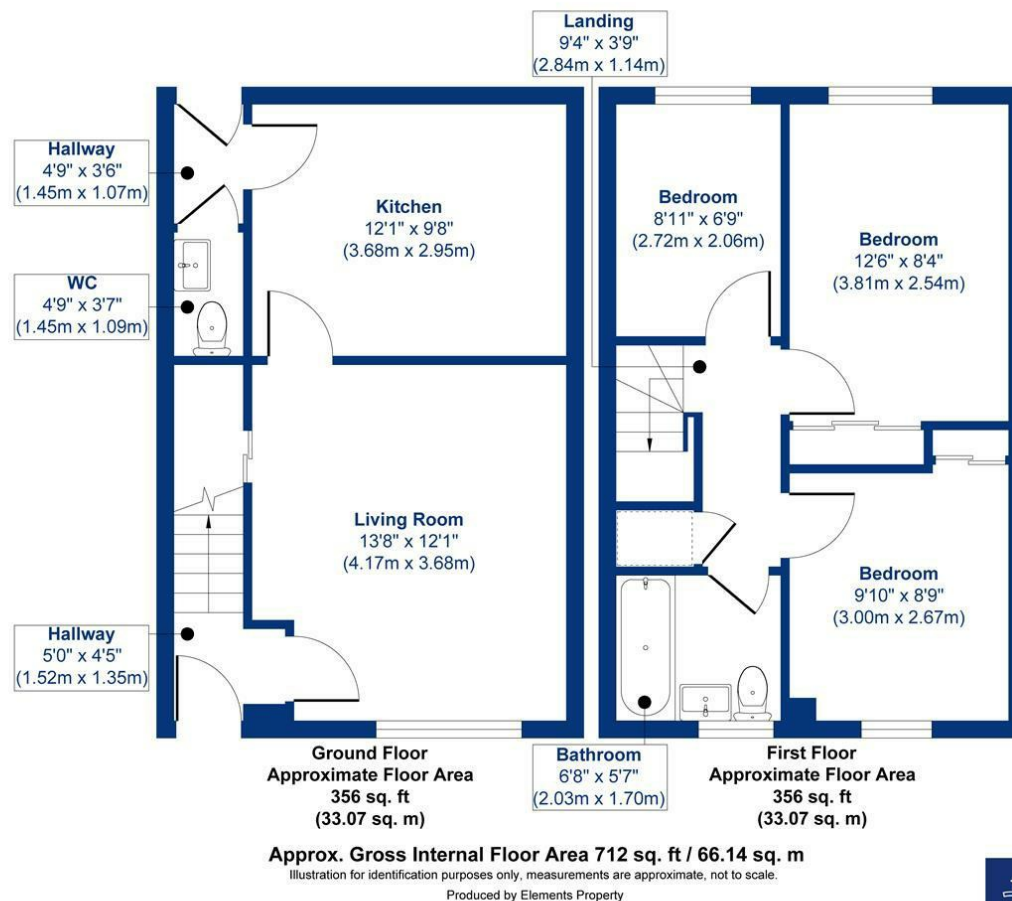
Externally, the property benefits from well-maintained rear gardens and off-street parking.

Located in the heart of the Aire Valley, Cottingley is a popular and well-connected area. The historic World Heritage Site of Saltaire and the bustling town of Bingley are just a short drive away, offering a variety of shops, cafés, and restaurants. Excellent transport links, including frequent rail services from Bingley and Shipley, provide easy access to Leeds, Bradford, and Skipton.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.



Council Tax:



## 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>



## 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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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

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