



## The Locks, Bingley, Bradford, BD16 4BG

- PENTHOUSE APARTMENT
- EN-SUITE SHOWER ROOM
- TWO PARKING SPACES
- COUNCIL TAX BAND D
- EPC RATING D
- OPEN PLAN LIVING AREA
- ORIGINAL FEATURES
- GAS CENTRAL HEATING
- COMMUNAL OUTSIDE AREA
- SAFETY CERTIFIED PROPERTY

**£157,500**



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## DESCRIPTION

A well presented top floor penthouse apartment situated within this sought after development and within close proximity to Bingley town centre.

This two bedroom apartment benefits from two allocated parking spaces with security entrance, lift access, gas central heating and communal garden area.

Complemented by many original features including original beams and trusses, ceiling windows and exposed brickwork the property comprises: entrance hall with superb built in cupboards, open plan living/dining area and modern kitchen, master bedroom with en-suite shower room, second bedroom and bathroom with three piece bathroom suite in white, and useful utility area.

Externally there is a pleasant communal seating and games area. The property is conveniently located for the canal and Bingley Three and Five Rise locks. EPC Rating D. We have been informed by the vendor the lease is 125 years from 1997 the ground rent is £75 per year and the service charge is £140 per month.











Approximate total area<sup>18</sup>  
864.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Viewings

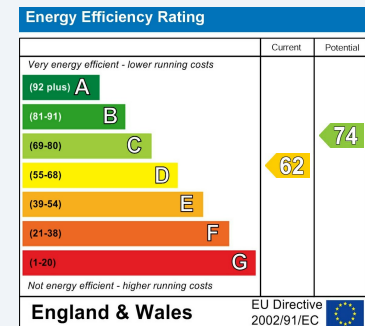
Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.