



## Britannia Wharf, Bingley

- Superbly Presented
- Garage
- Close to Bingley Centre
- Good Size
- Close to Train Station
- Viewing is a Must

**Asking Price £120,000**



**Tenure: Leasehold**

**HUNTERS®**  
HERE TO GET *you* THERE



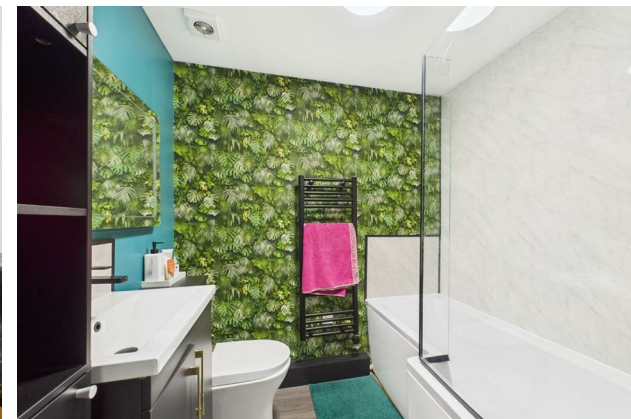
# Britannia Wharf, Bingley

## DESCRIPTION

Offered to the market this beautifully presented two-bedroom first-floor apartment is situated within a purpose-built complex on the fringe of Bingley. Boasting a well-appointed and stylish interior, the property provides a fantastic opportunity for those seeking a modern and convenient living space.

The apartment is accessed via a secure communal entry, with stairs leading to the first floor. Upon entering, the hallway offers useful storage cupboards and leads to an impressive open-plan lounge and dining area, featuring a Juliet balcony that allows natural light to flood the space. The kitchen is well-equipped with integrated appliances, providing a contemporary and functional cooking area. There are two well-proportioned bedrooms and a house bathroom fitted with modern fixtures.

Externally, the development benefits from well-maintained communal areas, while a single garage offers additional parking or storage. Ideally positioned on the edge of Bingley town centre, the apartment is within comfortable walking distance of the train station, offering direct rail links to Leeds, Bradford, and Skipton. With its attractive design, excellent location, and modern features, this upper-floor apartment is highly recommended for viewing. Council Tax Band C. EPC Rating C.





Council Tax: C

## 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 <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>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</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

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.  
119 Main Street, Bingley, BD16 2HT  
Tel: 01274 511 509 Email:  
bingley@hunters.com <https://www.hunters.com>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE