



Navigation Quay , Britannia Wharf, Bingley, BD16 2NN

****IDEAL FOR INVESTOR / FIRST TIME BUYER**** Well presented two double bedroom first floor town centre apartment. | Located on the popular Britannia Wharf development with access to a range of local amenities including shops, schools and public transport links to Leeds/Bradford and Skipton. | The property briefly comprises: Communal entrance, entrance hallway, open plan living/dining room with fitted kitchen area. | Master bedroom with en-suite shower room, second double bedroom and house bathroom.

The property benefits from double glazing, electric heating and allocated parking space. | EPC Rating - C | Viewing is highly recommended via Hunters, Bingley

Asking Price: £119,950

HUNTERS®
HERE TO GET *you* THERE

Navigation Quay , Britannia Wharf, Bingley, BD16 2NN

Hunters are pleased to offer to the market this well presented two double bedroom first floor town centre apartment. Located on the popular Britannia Wharf development with access to a range of local amenities including shops, schools and public transport links to Leeds/Bradford and Skipton. The property briefly comprises: Communal entrance, entrance hallway, open plan living/dining room with fitted kitchen area. Master bedroom with en-suite shower room, second double bedroom and house bathroom. The property benefits from double glazing, electric heating and allocated parking space. Viewing is highly recommended via Hunters, Bingley

FRONT ELEVATION



COMMUNAL ENTRANCE

Secure communal entrance with stairs leading to all floors and secure wall mounted post boxes.

ENTRANCE HALLWAY

Ceiling light point, wall mounted electric heater and storage cupboard.

OPEN PLAN LIVING/DINING ROOM

LIVING AREA

Ceiling light point, two uPVC double glazed windows to the side elevation and wall mounted electric heater.



DINING AREA

Ceiling light point, uPVC double glazed french doors with juliet balcony and wall mounted electric heater.



KITCHEN

Ceiling light point. Fitted with a range of wall and base units with contrasting work surfaces over, integral electric oven and hob with brushed stainless steel splash back and extractor hood over. Inset stainless steel sink and drainer unit with mixer tap over. Integral fridge / freezer, dishwasher and washing machine.



MASTER BEDROOM

Ceiling light point, uPVC double glazed window to the side elevation and electric wall mounted heater.



EN-SUITE SHOWER ROOM

Ceiling light point and extractor fan. Fitted with a white three piece suite comprising: Low level w.c and wash basing inset to vanity unit, tiled shower cubicle and wall mounted electric towel rail.



ADDITIONAL INFORMATION

GROUND RENT: £175 Annually

SERVICE CHARGES: £284 Per quarter

Lease - 155 years from 2005.

Potential rental income £600 - £625 per calendar month.

OPENING HOURS

Monday - Friday: 09.00 - 17.15

Saturday: 09.00 - 13.00

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.

BEDROOM TWO

Ceiling light point, uPVC double glazed window to the front elevation and wall mounted electric heater.

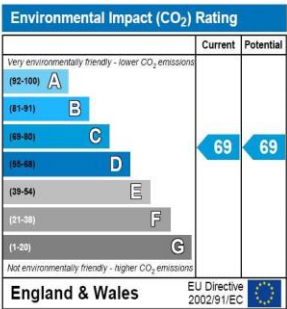
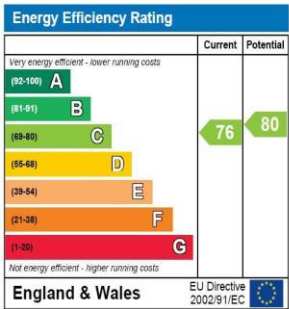


HOUSE BATHROOM

Ceiling light point and extractor fan. Fitted with a white three piece suite comprising: Low level w.c, wash basin inset to vanity unit, panelled bath with shower attachment over, partially tiled walls and electric towel rail heater.



«Floorplan1 »



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 24 Park Road, Bingley, BD16 4JD | 01274 511509
bingleysales@hunters.com | www.hunters.com

VAT Reg. No 185 3265 91 | Registered No: 08850027 England and Wales | Registered Office: Fairfax House, 6A Mill Field Road, Bradford, BD16 1PY
A Hunters Franchise owned and operated under licence by Glyndale Properties Limited t/a Hunters

DISCLAIMER

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.

