

HUNTERS[®]

HERE TO GET *you* THERE



Dubb Lane

Bingley, BD16 2NW

£775 Per Calendar Month



Welcome to this charming property located on Dubb Lane in the picturesque town of Bingley. This delightful end terrace house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there is ample space for a small family. The property features a well-maintained bathroom, ensuring convenience and comfort for all residents.

The property is close to the Train station and Bingley's array of shops, cafes and eateries. As well as many local schools and parks.

Don't miss out on the opportunity to make this lovely property your new home sweet home in the heart of Bingley.



DEPOSIT ALTERNATIVE AVAILABLE A two bedroom property with spacious garden and within close proximity to Bingley town centre. The property briefly comprises; modern fitted kitchen, living room with open staircase, two double bedrooms and modern shower room. Benefits from a spacious, enclosed garden and permit parking. EPC Rating E.

****A Deposit Alternative means** instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.

Area Map



Living Room 7'8" x 15'9" (2.341 x 4.788)

With grey carpet, white painted walls, wallpapered feature wall, under stairs storage cupboard, radiator, open staircase, smoke alarm and light point.

Kitchen 7'5" x 8'8" (2.256 x 2.64)

With black tile effect vinyl flooring, white tiled walls, cream painted walls, white high gloss kitchen units, black marble effect worktops, stainless steel sink with mixer tap, electric oven, ceramic hob, extractor hood, single radiator, smoke alarm and four spotlights.

Master Bedroom 7'3" x 9'11" (2.201 x 3.023)

With grey carpet, white painted walls, wallpapered feature wall, radiator and light point.

Bedroom 7'6" x 9'0" (2.295 x 2.744)

With grey carpet, white painted walls, wallpapered feature wall, radiator and light point.

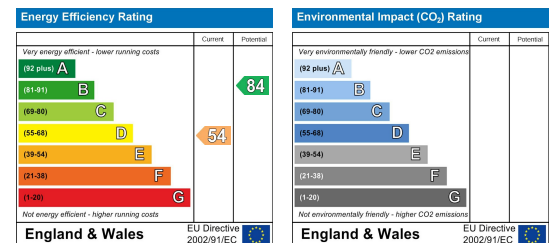
Shower Room 4'1" x 6'6" (1.257 x 1.99)

With wood effect vinyl flooring, black and chrome tiled walls, white painted walls, two piece bathroom suite in white, shower cubicle with chrome mixer shower, extractor fan and four spotlights.

Garden

Enclosed with grass area and pathways.

Energy Efficiency Graph



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.

119 Main Street, Bingley, BD16 2HT

Tel: 01274 567711 Email: bingleylettings@hunters.com <https://www.hunters.com>