



**Brunswick Street, Bingley, BD16 4PL**

**Asking Price £165,000**

- TRADITIONAL TERRACE HOUSE
- REAR EXTENSION
- WONDERFUL VIEWS
- CLOSE TO AMENITIES
- SEALED UNIT DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- WELL PLANNED ACCOMMODATION
- SOUGHT AFTER LOCATION
- CENTRAL HEATING

# Brunswick Street, Bingley BD16 4PL

An excellent TWO DOUBLE BEDROOM, EXTENDED, traditional TERRACE HOUSE, standing in an elevated position with WONDERFUL VIEWS from the rear elevation. The property offers WELL-PLANNED ACCOMMODATION throughout.



Council Tax Band: A



## PROPERTY DETAILS

An excellent two double bedroom, extended, traditional terrace house, standing in an elevated position with wonderful views from the rear elevation. The property offers well-planned accommodation throughout and is arranged over three floors. It benefits from a rear extension, providing the house with a super living/dining kitchen. Additionally, it features gas central heating and sealed unit double glazing. The property includes an entrance hall with access to the first floor.

The cosy living room is situated to the front elevation, while the excellent well-equipped kitchen with a living/dining area boasts a feature ceiling with a Velux window and superb long-distance views from the rear elevation. The first floor consists of a landing, two bedrooms and a three-piece white modern bathroom.

Brunswick Street is located just off Ferncliffe, a quiet cul-de-sac in an elevated location set just out of the centre of this sought-after town. Bingley is a superb town enjoying a wealth of shops, bars, restaurants and coffee shops. Bus and train links are on the doorstep, allowing quick and easy access into all the neighbouring towns and villages, along with the larger business centres of North and West Yorkshire. There are also excellent schooling options for all ages.

For those looking for a superb home in a quiet yet convenient location, then take a look at this.



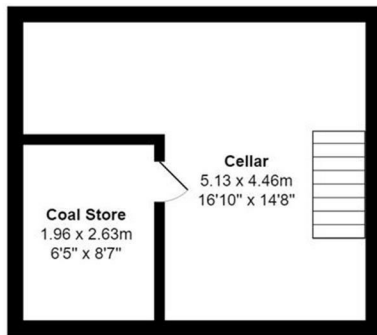
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

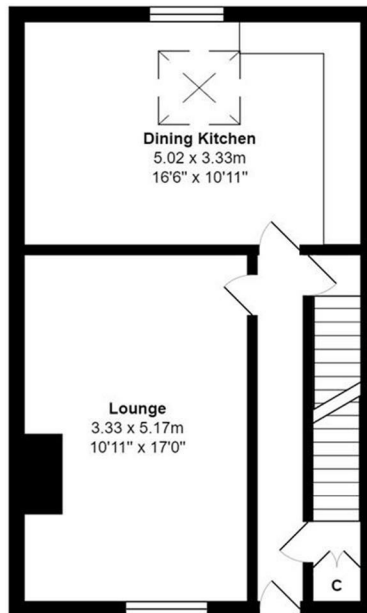
## EPC Rating:

D

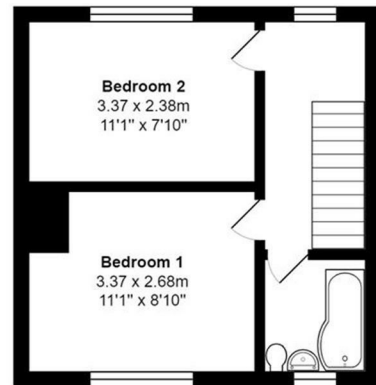
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor



First Floor

Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup>

All measurements are approximate and for display purposes only