

property details **approval form**

Apartment 59, 9 Merchants Court, Bingley, West Yorkshire, England, BD16 1DL

Date: 10 September 2025

Property Ref and Version: BNG102258 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £98,000

Tenure: Leasehold

>> **key features**

- > A Well Presented Second Floor Apartment
- > Two Bedrooms
- > Open Plan Living
- > House Bathroom
- > Off Street Parking
- > Popular Location
- > No Chain
- > EPC Rating: D

>> **short description**

A fantastic opportunity to purchase with no chain, is this modern two bedroom apartment set within a popular development in the heart of Bingley

>> **long description**

Favourably position within the Merchants Court development, this well presented second floor apartment offers spacious accommodation throughout, and would appeal to first time buyers and investors.

Located in the heart of the market town of Bingley, the property is within close proximity to Bingley train station with excellent rail links to Leeds, Bradford and Skipton, regular bus routes, shops, supermarkets, Myrtle Park, popular walk and a range of other local amenities.

Briefly comprising an entrance hallway, open plan living kitchen, two bedrooms and house bathroom.

Externally there is off street parking.

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Early inspection is essential to avoid disappointment.

>> **directions**

>> **Agent Note**

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>> **room description**

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>> **property images**



Your Holroyds office: 146 Main Street, BINGLEY, West Yorkshire, BD16 2HL
T 01274 566837 **E** bingley@holroydsestateagents.co.uk

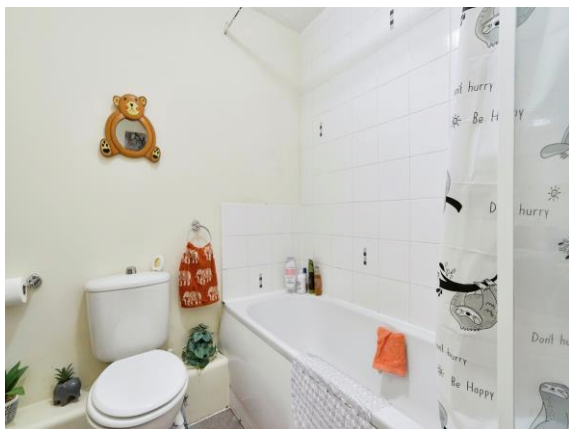
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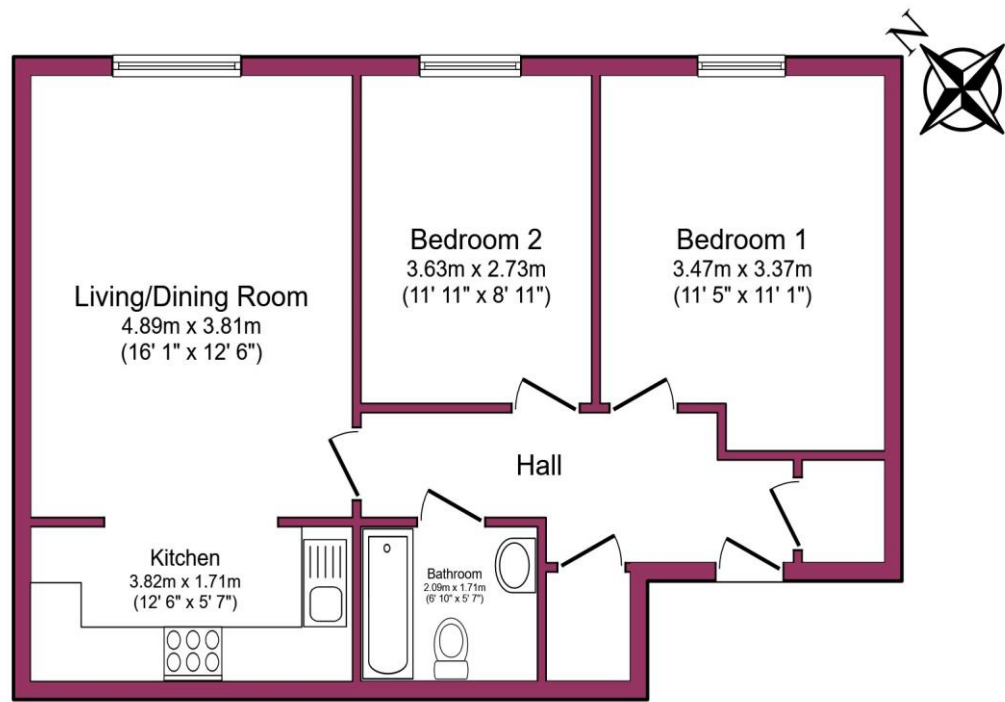
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>> floor plan



Total floor area 63.8 m² (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Stephanie Krushell		
Mrs A. Raza		