

property details **approval form**

Heather Court , 24 Park Road, Bingley, West Yorkshire, BD16 4BA

Date: 30 April 2025

Property Ref and Version: BNG102605 - 0002

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**

£149,995

Tenure: Freehold

>> **key features**

- > Second floor apartment
- > Two well-proportioned bedrooms
- > Single garage
- > Spacious lounge with private balcony
- > Residents' parking
- > Attractive communal gardens
- > Sought-after development close to Bingley town centre and transport links
- > No onward chain
- > EPC Rating: Awaiting

>> **short description**

A well-presented two-bedroom second-floor apartment in the popular Heather Court development, featuring a spacious lounge with balcony, modern kitchen, garage, parking, and access to attractive communal gardens, all within easy reach of Bingley town centre and transport links. No onward chain.

>> **long description**

A well-presented second-floor apartment located within the sought-after Heather Court development in Bingley, offering a fantastic opportunity for a range of buyers. Set within a well-maintained and established residential complex, the apartment enjoys a peaceful setting with attractive communal gardens and a welcoming community atmosphere. The accommodation features a spacious lounge with access to a private balcony, a modern fitted kitchen, two well-proportioned bedrooms, and bathroom. Further benefits include a single garage, residents' parking, and secure entry access. Ideally positioned close to Bingley town centre, excellent transport links, local amenities, and scenic riverside walks, this appealing apartment blends comfort, convenience, and a desirable location. Offered to market with no onward chain.

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>> **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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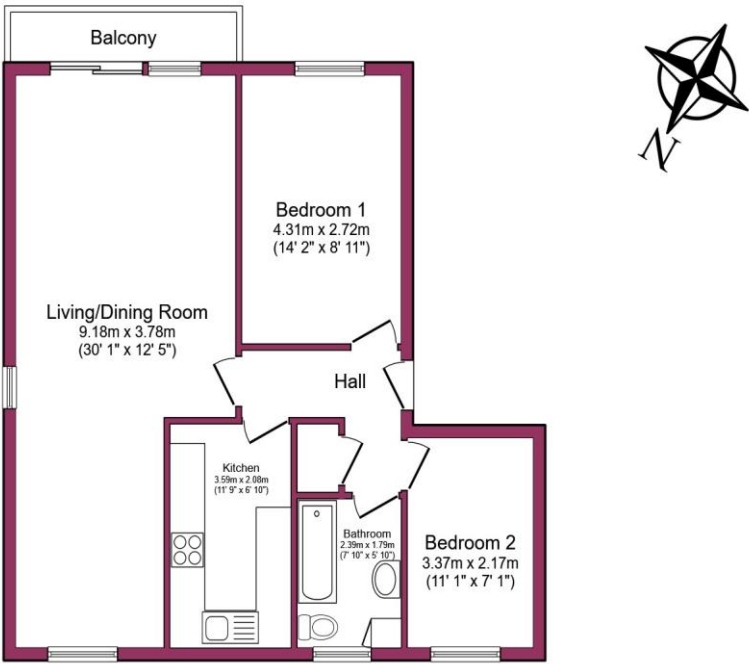
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> > property images

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>> floor plan



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
James Idle		
Mr E. Clasby		