

property details **approval form**

17 Rombalds Drive, Bingley, West Yorkshire, England, BD16 3NB

Date: 02 May 2025

Property Ref and Version: BNG102616 - 0001

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**

£260,000

Tenure: Freehold

>> **key features**

- > Detached bungalow in sought-after Gilstead location
- > Two generously sized bedrooms
- > Spacious lounge diner
- > Kitchen with ample storage units
- > Stunning long-distance views
- > Detached garage and private driveway
- > Front and rear gardens
- > Quiet cul-de-sac close to Bingley amenities and transport links
- > EPC Rating: Awaited

>> **short description**

A spacious detached bungalow in a quiet Gilstead cul-de-sac, offering two generous bedrooms, stunning long-distance views, a detached garage with driveway, and front and rear gardens. Close to Bingley's amenities, schools, and transport links, with great potential for modernisation.

>> **long description**

This delightful detached bungalow, nestled in a quiet cul-de-sac in the highly sought-after area of Gilstead, offers a fantastic opportunity to create your perfect home. Boasting long-distance, stunning views, the property features two generously sized bedrooms, a spacious lounge diner, a kitchen with ample wall and base units, and a well-appointed house bathroom. While it would benefit from some modernisation, the bungalow holds immense potential. Outside, you'll find a detached garage and driveway providing off-street parking, along with well-maintained gardens to both the front and rear. Ideally located close to Bingley's excellent amenities, schools, train station, and transport links, this charming property combines peace, potential, and convenience.

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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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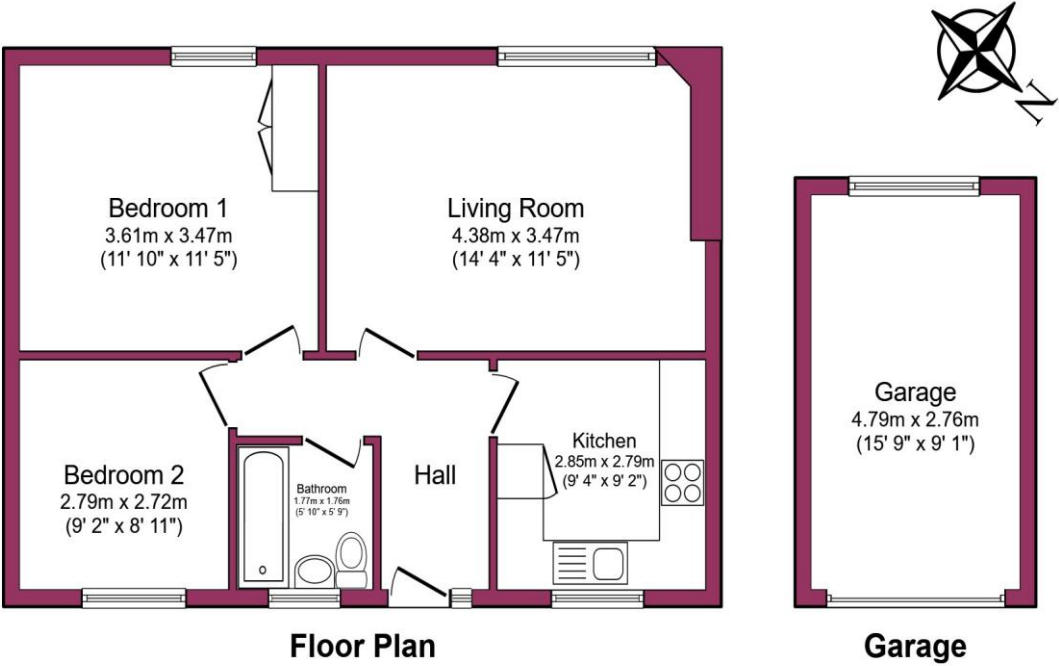
>> **property images**



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>> floor plan



Total floor area 69.6 m² (750 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**

James Idle		
Mr K. Ellis		