

property details **approval form**

3 Leonards Place, Bingley, West Yorkshire, England, BD16 1AD

Date: 11 August 2025

Property Ref and Version: BNG101988 - 0006

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 £210,000

Tenure: Freehold

>> **key features**

- > Four-bedroom mid-terrace set over four floors
- > Two spacious reception rooms
- > Modern kitchen with separate utility area with an additional w.c
- > Stylish, well-finished 3 peice family bathroom
- > Move-in ready with neutral décor throughout
- > Sought-after Bingley location close to transport and amenities
- > No onward chain
- > EPC Rating: D

>> **short description**

A deceptively spacious four-bedroom terrace set over four floors, combining character, space and style in a prime Bingley location - with no onward chain and room for every lifestyle.

>> **long description**

Accommodation is set over four well-planned floors, offering generous space and versatility throughout this beautifully presented four-bedroom mid-terrace home, ideally positioned within easy reach of Bingley's town centre and transport links. The ground floor features two spacious reception rooms, including a bright and welcoming lounge to the front and a separate dining room to the rear, providing excellent space for both everyday living and entertaining. The lower ground floor hosts a smart, modern fitted kitchen, complete with a separate utility area, offering a practical layout that works perfectly for busy households. On the first floor, you'll find two comfortable double bedrooms along with a stylish, well-appointed 3 peice house bathroom. The second floor offers two additional bedrooms, both full of character and ideal for a variety of uses-whether as children's rooms, guest bedrooms, or home office space. Tastefully finished throughout, the property blends traditional features with modern updates, making it a move-in-ready home with scope to personalise further if desired. Offered to the market with no onward chain, it's a rare opportunity to secure a substantial period terrace in a highly convenient setting. Bingley's wide

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range of amenities-including shops, cafés, restaurants, highly regarded local schools, and excellent rail links to Leeds, Bradford and beyond-are all easily accessible.

>> **directions**

>> **Agent Note**

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>> **room description**

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>> **room description**

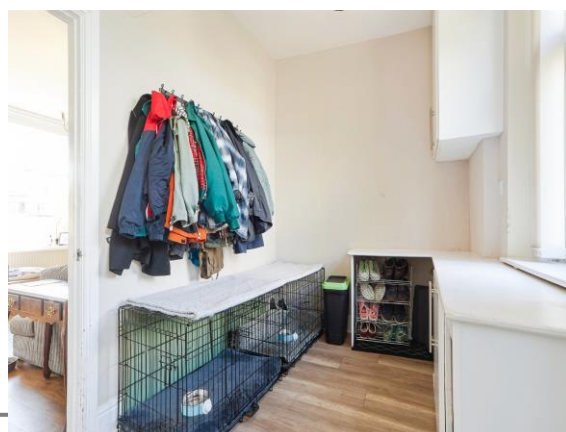
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>> **property images**



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T 01274 566837 **E** bingley@holroydsestateagents.co.uk

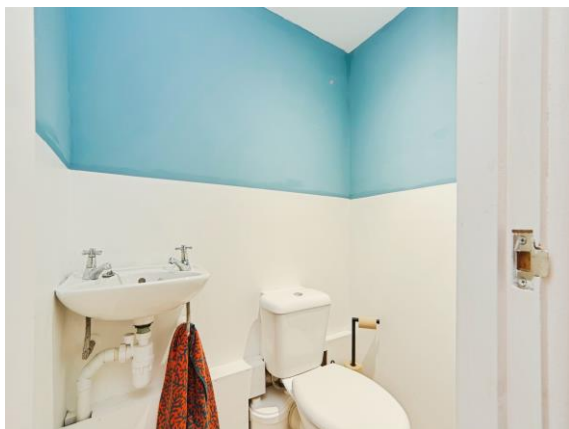
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>> floor plan



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
Louise Ellison		
Mr J. Rowell		