

property details **approval form**

20 Sleningford Terrace, Bingley, West Yorkshire, England, BD16 2SG

Date: 11 September 2025

Property Ref and Version: BNG102811 - 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**

£310,000

Tenure: Freehold

>> **key features**

- > 4 Bedroom Stone Terrace
- > 2 Large Reception Rooms
- > Gas Central Heating
- > Double Glazing
- > Intruder Alarm
- > EPC Rating: D

>> **short description**

This beautifully presented stone-built mid-terrace offers four double bedrooms, two large reception rooms, a modern dining kitchen, en-suite W.C., off-road parking, and an enclosed garden.

>> **long description**

Impressive 4-Bedroom Stone-Built Terrace in the Heart of Bingley - A Rare Blend of Space, Character & Modern Comforts

Positioned in one of Bingley's most sought-after areas, this beautifully presented stone-built mid-terrace offers an exceptional amount of living space across three floors, perfectly combining traditional charm with modern living.

Boasting four generously sized double bedrooms, this family-sized home is deceptively spacious and ideal for those seeking versatility-whether for growing families, professionals working from home, or those simply desiring room to breathe.

Step inside and discover two expansive reception rooms, perfect for both entertaining and relaxing, complemented by a stylish dining kitchen-the heart of the home-designed for modern family living.

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Ideally located just moments from excellent local amenities, highly regarded schools, and superb transport links including bus routes and Bingley rail station-commuting to Leeds, Bradford or beyond could not be easier.

This is more than just a house-it is a forever home, combining character, convenience, and comfort in a prime location.

>> **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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>> 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		
Mrs S.A. East		