



Ash Grove, Bingley BD16 1LU

welcome to

Ash Grove, Bingley

A charming two-bedroom mid terraced home enjoying a picturesque setting by the River Aire, complemented by a generously sized and beautifully maintained rear garden. Ideally located on the edge of Bingley town centre, the property benefits from easy access to a wide range of local amenities.



Well-presented throughout, the property features modern finishes, double glazing, and a gas central heating system, in addition, a new boiler has been installed in the property less than two years ago- still under warranty.

The ground floor accommodation includes a bright and airy living room, a well-equipped kitchen with fitted units and integrated appliances, and a spacious conservatory to the rear - ideal as a dining or relaxation space with views across the garden.

Upstairs, there are two bedrooms - including a generous main bedroom with ample room for storage - and a contemporary shower room comprising a stylish suite with walk-in shower enclosure, vanity unit, WC, and heated towel rail.

Externally, the front of the property features a private driveway providing off-street parking with addition of the separate garage. To the rear, the home boasts a truly impressive and expansive garden, laid mainly to lawn with established planting and mature borders.

Situated along the banks of the River Aire, the house features a garden that stretches down to the water's edge, providing a tranquil outdoor space complete with decking and patio areas - ideal for relaxation or entertaining.



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Ash Grove, Bingley

- Vast garden space to the rear.
- Off street parking, driveway and detached single garage.
- Well presented throughout.
- 2 Generous sized bedrooms.
- Close to local amenities including transport links, shops and schools.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over **£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
BNG102794 - 0008

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