



**Sleningford Road, BINGLEY BD16 2SF**

**welcome to**

**Sleningford Road, BINGLEY**

Well-presented 4-bedroom semi-detached home featuring a spacious rear garden, open-plan kitchen/dining area, utility room, downstairs W.C., office space, family bathroom, and private driveway parking. Ideal for modern family living.



Located in the sought-after town of Bingley, this beautifully presented semi-detached property offers versatile and spacious accommodation, perfect for families and professionals alike.

Featuring four well-proportioned bedrooms, a modern family bathroom, and a thoughtfully designed layout, this home blends comfort with functionality.

The heart of the home is a contemporary kitchen that flows seamlessly into the dining room, creating an ideal space for entertaining or everyday family life.

Additional features include a utility room, a downstairs W.C., and a dedicated office space, perfect for remote working or study.

Outside, the property boasts a generous rear garden, ideal for relaxing, playing, or hosting gatherings.

To the front, a private driveway provides convenient off-road parking.

Situated in a popular residential area of Bingley, this property offers easy access to local amenities, schools, transport links, and scenic countryside walks.

### **Dining Room**

8' 2" x 8' 2" ( 2.49m x 2.49m )

### **Kitchen**

12' 5" x 9' 1" ( 3.78m x 2.77m )

### **Utility**

8' 2" x 5' 10" ( 2.49m x 1.78m )

### **W.C**

### **Office**

8' 6" x 7' ( 2.59m x 2.13m )

### **Lounge**

12' 5" x 9' 10" ( 3.78m x 3.00m )

### **Living Room**

14' 6" x 12' 4" ( 4.42m x 3.76m )

### **Downstairs Hall**

### **Bedroom 1**

15' 8" x 11' 8" ( 4.78m x 3.56m )

### **Bedroom 2**

12' 8" x 12' 6" ( 3.86m x 3.81m )

### **Bedroom 3**

12' x 11' 2" ( 3.66m x 3.40m )

### **Bedroom 5**

15' 1" x 8' 5" ( 4.60m x 2.57m )

### **Bathroom**

7' 4" x 6' 4" ( 2.24m x 1.93m )

### **Landing**



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## Sleningford Road, BINGLEY

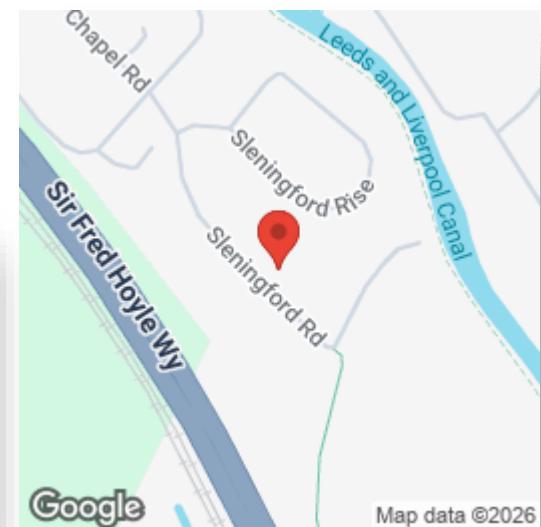
- Chain Free
- Four spacious bedrooms
- Modern family bathroom with downstairs W.C
- Two well sized living rooms
- Kitchen Diner

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£330,000**



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