



Langdale Primrose Bank,Bingley BD16 4RG

welcome to

Langdale Primrose Bank, Bingley

A spacious and well-kept semi-detached home in Bingley offering excellent potential. Three bedrooms, two bathrooms, generous living areas, and ample room for planning or development, the property also features multiple parking spaces, two large garages, a stone-built shed, and a stable-style shed



This well-maintained semi-detached property offers generous and versatile living space across two floors, making it ideal for families or buyers seeking a home with excellent potential and plenty of room for planning and development.

Upon entering, you are welcomed into a spacious entrance hall that includes a convenient W.C. and staircase leading to the first floor. The ground floor accommodation is thoughtfully arranged, featuring a bright and airy living room, a separate dining room perfect for family meals or entertaining guests, and a well-equipped kitchen offering ample storage and workspace.

Upstairs, the property comprises three comfortable bedrooms, a family bathroom with both bath and shower, and a separate toilet—providing added practicality for busy households.

Externally, the property offers a wealth of space and functionality. A private driveway leads to multiple rear parking spaces and two large garages, ideal for storage, hobbies, or workshop use. There are also two sheds: one integrated stone-built shed and another freestanding structure known as a stable/shed, offering further flexibility.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

14' 1" x 14' (4.29m x 4.27m)

Dining Room

12' x 11' 11" (3.66m x 3.63m)

Kitchen

7' 10" x 7' 9" (2.39m x 2.36m)

Hall



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Langdale Primrose Bank, Bingley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well-maintained semi-detached home with excellent potential
- Spacious layout with three bedrooms and two bathrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BNG102932 - 0007

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