



# Davies Properties



## 10 Ash Grove

Bingley, BD16 1LU

Guide Price £200,000





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A charming two-bedroom inner terraced home boasting an exceptional riverside position and an extensive, beautifully maintained rear garden. Situated on the outskirts of Bingley town centre, the property offers convenient access to a wide variety of local amenities including shops, supermarkets, reputable schools, and excellent transport links via both rail and road.

This well-presented home features modern fixtures and fittings throughout, along with uPVC double glazing and a gas central heating system. The ground floor accommodation comprises a bright and welcoming living room with French doors opening out to the rear garden, and a contemporary dining kitchen fitted with a range of wall and base units, integrated oven, hob, extractor and dishwasher, plus access to the front yard.

Upstairs, there are two bedrooms – the principal room benefiting from fitted wardrobes – and a stylish shower room complete with a modern white suite, tiled shower enclosure, vanity wash basin, low-level WC, and heated towel rail.

Externally, to the front is a low-maintenance paved and gravelled yard with outhouse store (housing the combi-boiler and plumbing for a washing machine), as well as a detached single garage located just opposite the property. The rear of the property features a spacious, well-maintained lawned garden with mature planted borders, extending to a peaceful riverside seating area - perfect for relaxation. In addition, there is a bespoke, joiner-built garden office/workshop, offering a versatile space for work or hobbies in a picturesque setting.

Early viewing is strongly recommended so you don't miss out on this fantastic opportunity!

## GROUND FLOOR

### Living Room

14'1" x 12'8" (4.29m x 3.86m)

Feature fireplace with electric fire and uPVC double glazed French doors providing access to the rear garden and a central heating radiator. Leads through to:

### Under-Stairs Storage

A practical under-stairs storage area, ideal for everyday household items.

### Dining Kitchen

14'0" x 7'6" (4.27m x 2.29m)

A range of modern fitted wall and base units with complementary work surfaces, incorporating an inset stainless steel sink with mixer tap, two uPVC double glazed windows to the front elevation and a central heating radiator. Integrated appliances include an electric oven, electric hob with extractor hood, built-in dishwasher and a built-in fridge and freezer. External door providing access to the front yard.

## FIRST FLOOR

### Landing

### Bedroom One

14' x 12'9" (4.27m x 3.89m)

With a uPVC double glazed window to the rear elevation overlooking the garden, a central heating radiator and built-in wardrobes.

### Bedroom Two

11'1" x 7'00" (3.38m x 2.13m)

Featuring a uPVC double glazed window to the front elevation, central heating radiator, and a built-in wardrobe with sliding mirrored doors.

### Shower Room

6'8" x 5'1" (2.03m x 1.55m)

A modern three-piece white suite comprising a fully tiled shower enclosure, vanity wash hand basin, and low-level WC. Finished with a ladder-style heated towel rail and fully tiled walls and flooring for a contemporary look and a uPVC double glazed window to the rear elevation.

## EXTERIOR

From Ash Grove, a pedestrian gate provides access to a paved and gravelled front yard/garden area. An outhouse store houses the combi boiler and benefits from plumbing for a washing machine. Opposite the property, there is a single detached garage with an up-and-over door.

To the rear lies one of the property's most impressive features - an extensive, beautifully maintained garden with manicured lawns and mature shrub borders. Paved stepping stones lead to a tranquil riverside seating area, offering an ideal spot to relax and enjoy the surroundings. Additionally, the garden includes a bespoke, joiner-built office/workshop, providing a versatile space suitable for a variety of uses.

## ADDITIONAL INFORMATION

~ Council Tax Band: B

~ Tenure: Freehold

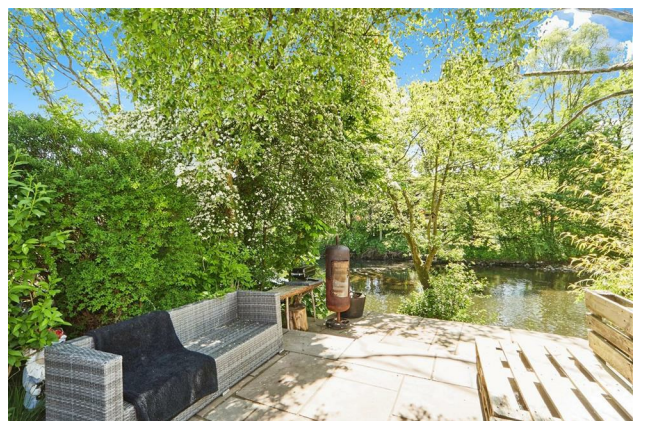
~ Parking: On-street (no permit required) - There is also a detached single garage opposite the property.

~ Flooding: In 2015 Ash Grove and the property flooded due to a river network fault which has since been resolved. The property has had a flood defence system installed. Home insurance is not affected and can still be obtained.

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.







Road Map



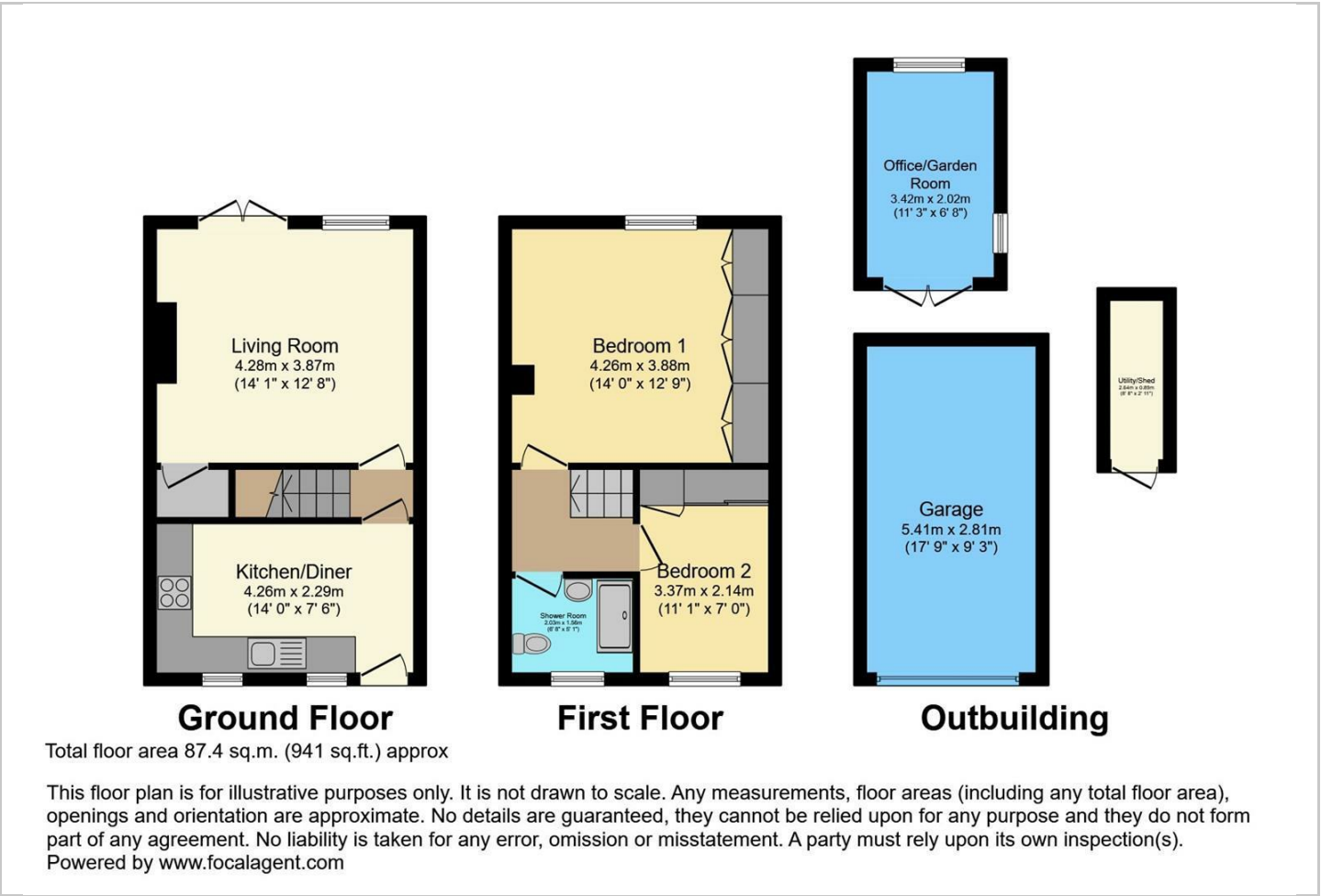
Hybrid Map



Terrain Map



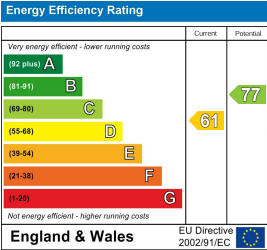
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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