



**Angel Place, Bingley BD16 4TT**



**welcome to**

**Angel Place, Bingley**

An impressive five bedroom, semi detached property located just off Lady Lane, Bingley. This property provides generous living accommodation and character features. The house offers three spacious living areas, five generous sized bedrooms and three bathrooms as well as beautiful external areas.



An impressive five bedroom, semi detached property located just off Lady Lane, Bingley. This residential area is within close proximity of Bingley town centre and a wide range of shops and amenities. This property provides generous living accommodation and character features. The house would be ideal for commuters to Bradford, Leeds and Skipton, or families looking to upsize as the house offers versatile accommodation.

The ground floor of the property comprises of a spacious living room, conservatory, dining kitchen and WC/utility room. On the first floor, you are met with three bedrooms, a house bathroom and shower room. The second floor consists of a further two bedrooms, separate living room and utility area and shower room. The second floor also has separate external access to enter or leave.

Externally, the property offers a driveway providing off street parking and access to two detached garages. To the rear, you are presented with beautifully landscaped gardens with stones separating the lower and higher tiers. The rear garden also comes with mature shrubbery, flowers and trees. Energy Rating: D.

### **Entrance Porch**

### **Hallway**

### **Utility area**

### **Kitchen**

16' 1" x 14' 9" ( 4.90m x 4.50m )

### **Hallway**

### **Living Room**

21' 4" x 16' 9" ( 6.50m x 5.11m )

### **Conservatory**

11' 6" x 11' 2" ( 3.51m x 3.40m )

### **Bedroom 1**

17' 1" x 17' 1" ( 5.21m x 5.21m )

### **Bedroom 2**

15' 1" x 10' 6" ( 4.60m x 3.20m )

### **Bedroom 3**

15' 9" x 11' 6" ( 4.80m x 3.51m )

### **Bathroom**

### **Shower Room**

### **Living Room**

16' 1" x 15' 1" ( 4.90m x 4.60m )

### **Bedroom 4**

16' 5" x 9' 10" ( 5.00m x 3.00m )

### **Bedroom 5**

15' 9" x 10' 2" ( 4.80m x 3.10m )

### **Shower Room**



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## Angel Place, Bingley

- Five generous size bedrooms
- Spacious and versatile living accommodation
- Enclosed garden
- Driveway and double garage
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Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 1.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 957 years from 20 Mar 2025.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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. 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 purchaser must rely upon its own inspection(s). Powered by www.localagent.com

offers in the region of

**£460,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP110582 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01274 531233**



[Shiple@williamhbrown.co.uk](mailto:Shiple@williamhbrown.co.uk)



21 Market Square, SHIPLEY, West Yorkshire,  
BD18 3QB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**