





**Crownest Road, Bingley, BD16** £280,000 Freehold

Four Bedroom End Town House

**EPC** Rating: C

# Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Martin & Co Keighley 4 North Street • • Keighley • BD21 3SE T: 01535 669588 • E: keighley@martinco.com

# 01535 669588 http://www.martinco.com





**Crownest Road Bingley BD16** 

## **Key features:**

• Four Bedroom Town

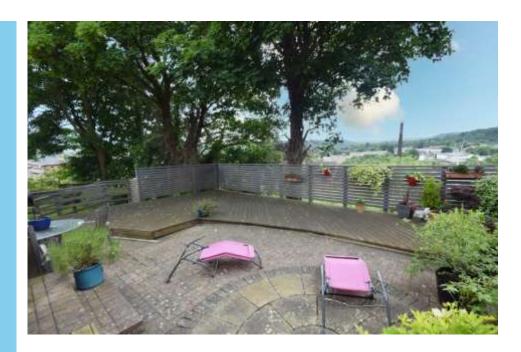
## House

- NO CHAIN
- Garage & Driveway
- Garden To The Rear
- Stunning Views
- Popular Residential
- Location
- Office Or Fifth

### Bedroom

• Perfect Family Home

Score	Energy rating	Gurrent	Potential
82+	A		
81-91	B		- 85 8
69-60	С	79 G	-
55-60	D		
39-54	E		
21-38	F		
1-20		G	



# Why you'll like it

Extremely Rare Opportunity to purchase this Four/Five Bedroom spacious town house enjoying stunning views across Bingley. Benefitting from; gas central heating, garage and driveway and office space. Viewing is essential!

Delightfully situated in an elevated position enjoying fine views across Bingley and the Aire Valley is a very well presented four/five bedroom end town house offering its accommodation planned over two floors. The property is in our opinion tastefully presented throughout

The property is delightfully situated in Bingley, convenient for all shops and amenities, bars, restaurants and well respected Primary and Secondary Schools especially Bingley Grammar School nearby. Bingley also benefits from excellent road and rail links too many West and North Yorkshire business centres which include Bradford, Skipton, Ilkley and Leeds

KITCHEN/DINER 14' 9" x 10' 5" (4.5m x 3.2m) Large open kitchen/diner, ample wall and base units, integrated appliances, excellent under stair storage and large window to the front providing ample natural light

LOUNGE 17' 2" x 10' 5" ( $5.25m \times 3.2m$ ) Large lounge with wooden flooring, composite door and sliding patio door to the rear garden. Stunning views across Bingley







STUDY/BEDROOM FIVE 9' 6" x 7' 10" (2.9m x 2.4m) Excellent space currently used as the home office with potential to use as a fifth bedroom. Window overlooking the rear garden and views across Bingley

### LANDING

BEDROOM ONE 12' 1" x 9' 10" (3.7m x 3m) Large double bedroom, fitted wardrobe, carpet flooring and window to the rear providing ample natural light

BEDROOM TWO 12' 1" x 9' 10" (3.7m x 3m) Second double bedroom with carpet flooring and window to the rear providing stunning views across Bingley

BEDROOM THREE 13' 1" x 8' 8" (4m x 2.65m) Third double bedroom with carpet flooring and window to the front

BEDROOM FOUR 11' 1" x 8' 6" (3.4m x 2.6m) Fourth good sized bedroom with carpet flooring and window to the front

BATHROOM 5' 6" x 5' 2" (1.7m x 1.6m) Family bathroom comprising; WC, hand wash basin and shower over bath. Fully tiled walls and heated towel rail

WC Separate WC and hand wash basin

GARAGE 16' 8" x 9' 6" (5.1m x 2.9m) With power

TO THE OUTSIDE To The Front; large paved area providing ample off street parking with access to the garage and side elevation

To The Rear; Large decked garden to the rear with stunning views across Bingley, a perfect spot to entertain friends and family

