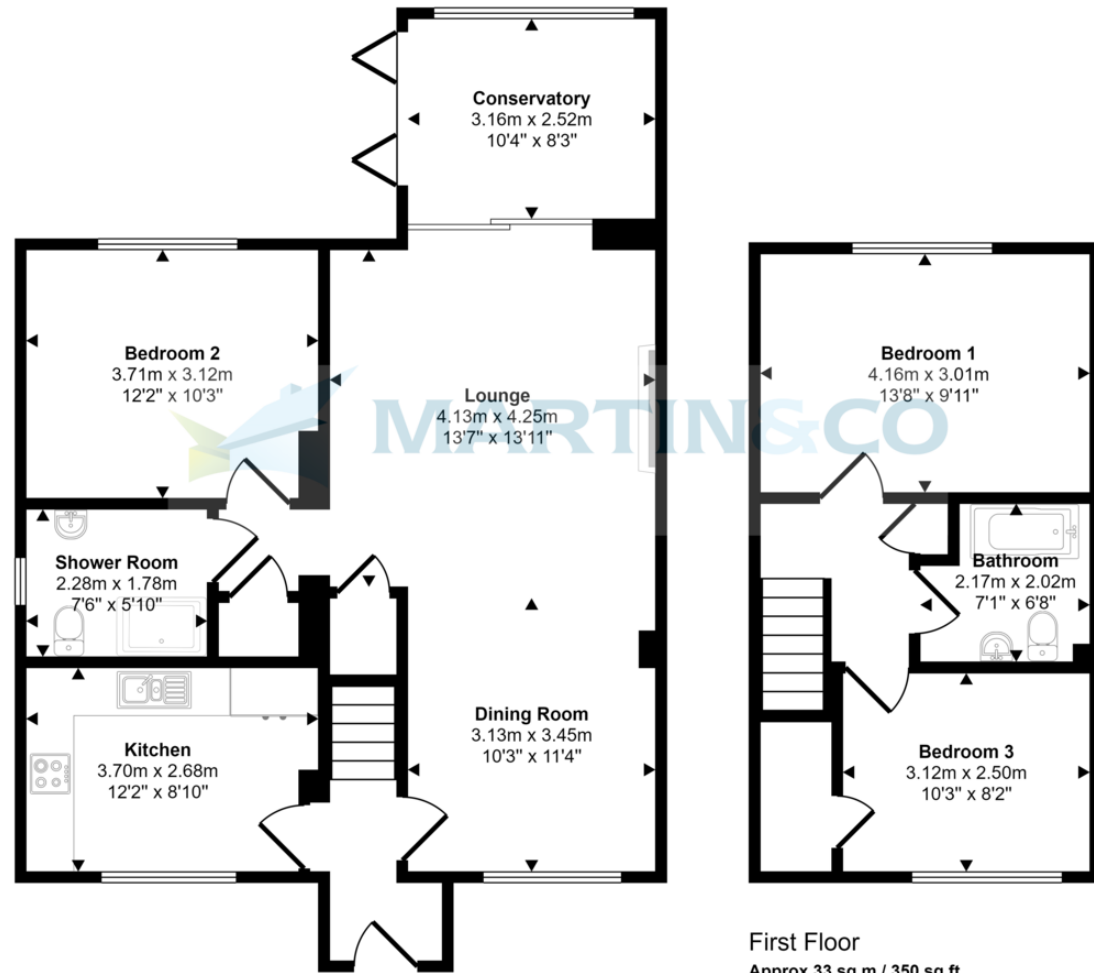




Approx Gross Internal Area
106 sq m / 1139 sq ft



Ground Floor
Approx 73 sq m / 789 sq ft

First Floor
Approx 33 sq m / 350 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

the Property
mbudsman

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.



Tulyar Court, Bingley, BD16

£350,000 Freehold

Three Bedroom Extended End Terrace

EPC Rating: C

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

01535 669588
<http://www.martinco.com>

MARTIN&CO

MARTIN&CO



Tulyar Court
Bingley
BD16

Key features:

- Three Bedroom
- Extended End Terrace
- Gas Central Heating
- Modern Finish Throughout
- Drive To The Front
- Extended
- Prestigious Residential Location
- Cul-De-Sac Location
- Perfect Family Home



Why you'll like it

Stunning Three Bedroom Extended End Terrace Family Home located in a popular residential area of Gilstead. Benefitting from; modern feel throughout, extended and conservatory. Viewing is essential! This is a truly unique family home with three double bedrooms, conservatory and two bathrooms.

The property enjoys a pleasant position on this much sought after development. Gilstead and Eldwick Villages offer a range of shops and amenities, recreational areas and well respected primary schools. Bingley town centre is approximately 1.5 miles distant with its range of shops, amenities, bars, restaurants and excellent road and rail links to other West and North Yorkshire business centres which include Bradford and Leeds

ENTRANCE HALL Ample space to store coats and shoes

OPEN PLAN LOUNGE/DINING AREA Stunning large open plan lounge and dining area. To the lounge is a feature electric fire, carpet flooring and sliding door to the conservatory. Ample space for a dining table with window to the front providing ample natural light

Two storage cupboards providing further storage

KITCHEN Modern fitted kitchen with ample wall and base units integrated appliances including; Oven, hob and fridge/freezer. Tiled splashback, spotlights and under counter lights with window to the front proving ample natural light

CONSERVATORY Excellent conservatory providing a further additional living space with wooden flooring and bi-fold doors to the garden It does have a solid roof providing further heat

BEDROOM ONE Large double bedroom located on the ground floor with carpet flooring and window to the rear providing natural light

SHOWER ROOM Modern shower room located on the ground floor comprising; WC, hand wash basin and shower cubicle. Heated towel rail, extractor fan and window

BEDROOM TWO Large double bedroom with carpet flooring and window to the rear providing natural light

BEDROOM THREE Third large double bedroom with carpet flooring, ample storage cupboard and window to the front

BATHROOM Family bathroom comprising; WC, hand wash basin and shower over bath. Tiled walls

TO THE OUTSIDE To The Front; Two allocated parking space and patio area To The Rear and Side; Large lawn garden perfect for a family. patio area from the conservatory perfect for entertaining friends and family. Wall and fenced borders providing a very private feel



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

