

2 Pengarth, Bingley, BD16 3DX
£409,995



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Council Tax Band: E

We are delighted to offer to the market this well presented detached family home providing four bedrooms and lovely gardens. Viewings are advised to appreciate the spacious living accommodation and brilliant garden that this property has to offer.

Nestled in this quiet Cul-De-Sac in Eldwick, this property boasts having a private driveway and garage and is close to local schools, amenities and transport links, Eldwick is a lovely family location.

This property briefly comprises of:

Entrance Hall

A spacious entrance hall with uPVC double glazed window to the side elevation and conveniently placed under-stairs storage.

W/C

Downstairs W/C perfect for guests featuring two piece suite comprising of W/C and sink with pedestal.

Living Room

A generous sized living room with arch splitting this into two spaces. This room features a large bay window providing natural light throughout.

Kitchen

Kitchen with matching wall and base units, uPVC double glazed windows to the front elevation and side exit door leading to the driveway.

Bedroom One

Master Bedroom with uPVC double glazed windows to the front elevation and gas central heating.

Bedroom Two

Bedroom with uPVC double glazed windows overlooking the rear elevation, gas central heating.

Bedroom Three

Bedroom with uPVC double glazed windows overlooking the rear elevation, gas central heating.

Bedroom Four

Bedroom with uPVC double glazed windows to the side elevation and gas central heating.

Bathroom

Bathroom with three piece suite including bath with shower over, W/C and sink.

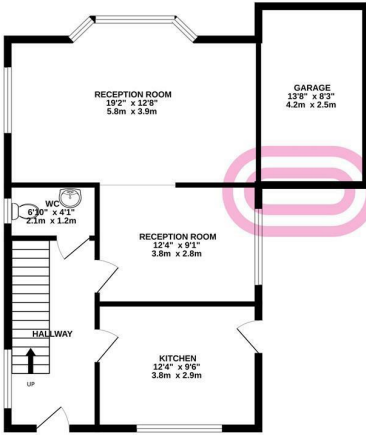




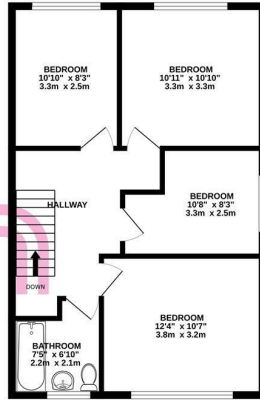


246 Oakworth Road
Keighley
West Yorkshire
BD21 1RB
01535 289123

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



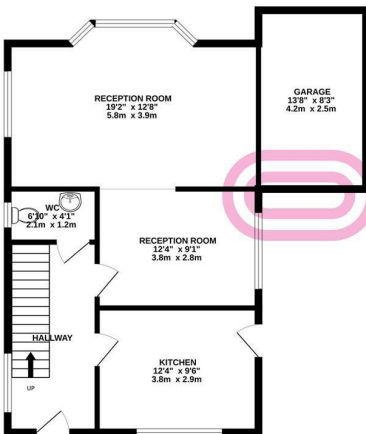
1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



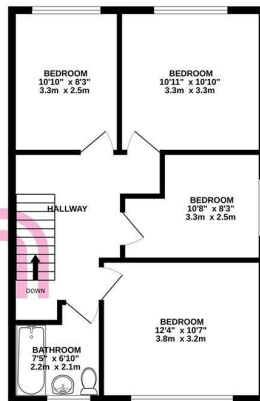
TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C0224

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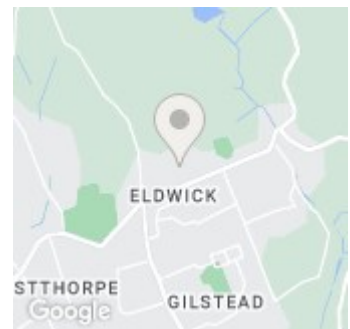


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	