

OFFERS OVER

£425,000

Wagon Lane

Bingley, BD16 1LT

PROPERTY SUMMARY

Nestled on the desirable Wagon Lane in Bingley, this impressive detached house presents an outstanding opportunity for families seeking a spacious and versatile home. Boasting five / six well-proportioned bedrooms, this property is perfect for those needing ample living space.

Set on a large plot, the property benefits from generous outdoor space, providing a wonderful setting for children to play or for hosting summer gatherings. The potential for further development or personalisation is significant, allowing you to create your dream family home tailored to your specific needs.

Conveniently located, this residence is in close proximity to local schools and amenities, making it an excellent choice for families. The surrounding area offers a blend of community spirit and accessibility, ensuring that everything you need is within easy reach.

This property is not just a house; it is a canvas for your family's future. With its combination of space, location, and potential, it is a rare find in the Bingley area. Do not miss the chance to make this exceptional family home your own.

This property briefly comprises of:

5



2



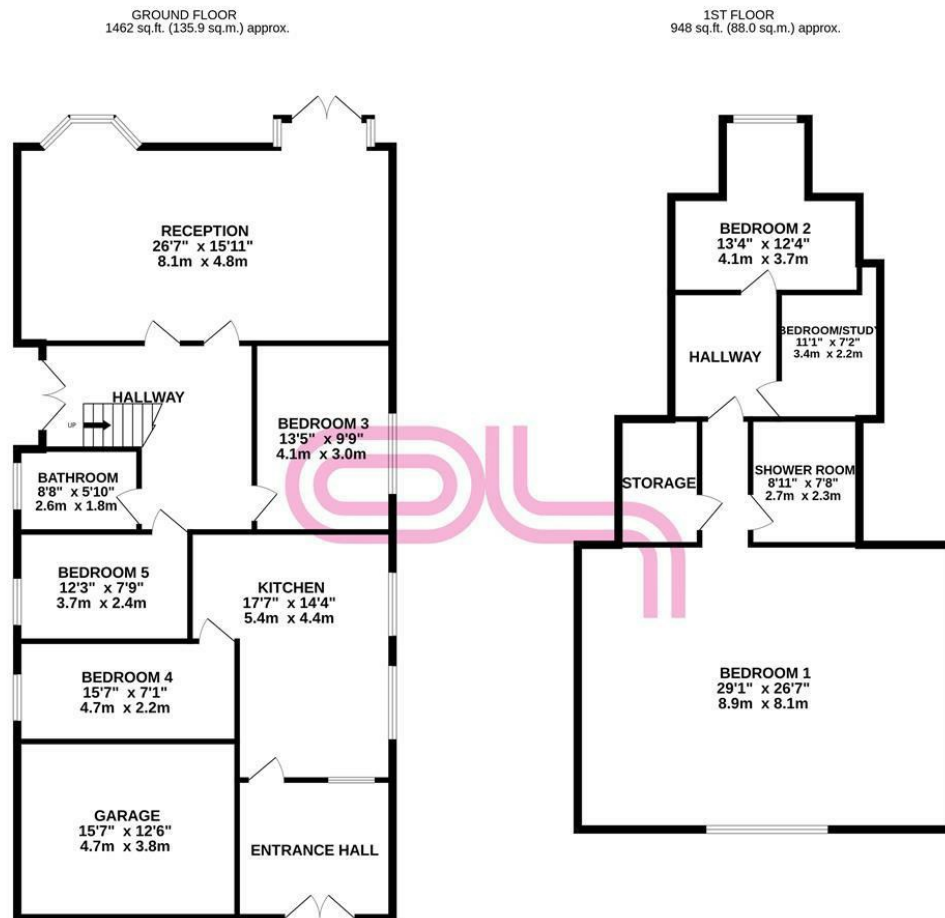
2











TOTAL FLOOR AREA: 2410 sq.ft. (223.9 sq.m.) approx.

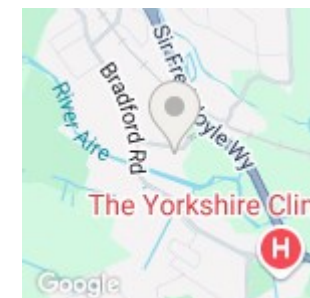
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCAL AUTHORITY
Bradford Council

TENURE
Non-traditional

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements