

Ivy Mews Sleningford Road,Bingley BD16 2SZ

holroyds

welcome to

Ivy Mews Sleningford Road, Bingley

A two-bedroom ground floor flat on Sleningford Road, BD16, featuring a fitted kitchen, spacious lounge and modern shower room. Ideal for first-time buyers, downsizers or investors.





Situated on Sleningford Road, Bradford, BD16, this well-presented two-bedroom ground floor flat offers comfortable and convenient living, ideal for first-time buyers, downsizers or investors. The accommodation briefly comprises a spacious lounge, fitted kitchen, two well-proportioned bedrooms and a modern shower room. Benefiting from ground floor access and a popular residential location close to local amenities and transport links, this property offers ready-to-move-into accommodation and must be viewed to be fully appreciated.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen/Lounge
20' 5" into recess x 19' (6.22m into recess x 5.79m)

Bedroom One
12' 9" x 9' 9" (3.89m x 2.97m)

Bedroom Two
10' 5" into recess x 9' 9" (3.17m into recess x 2.97m)

Shower Room

Store Room

.







view this property online holroydsestateagents.co.uk/Property/BNG103324

welcome to

Ivy Mews Sleningford Road, Bingley

- Two Bedrooms
- Ground Floor Flat
- Fitted Kitchen
- Modern Shower Room
- £150,000

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: 1390.00
Ground Rent: 164.71

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Awaiting Photograph

£150,000







view this property online holroydsestateagents.co.uk/Property/BNG103324

Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
BNG103324 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

holroyds

01274 566837

bingley@holroydsestateagents.co.uk

146 Main Street, BINGLEY, West Yorkshire, BD16 2HL

holroydsestateagents.co.uk

Holroydstrading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.