



## Towpath Court

Britannia Wharf, Bingley, BD16 2NP

Asking Price £117,500



Offered to the market with no onward chain is a very well presented two bedroom upper floor apartment, situated in a purpose built complex on the fringe of Bingley town centre.

From the stairway and spacious communal landing on the second floor, entrance hall with storage utility cupboard, open plan lounge with superb kitchen and dining area, two bedrooms, with the master having en suite shower facilities, and house bathroom. Externally are communal canal side gardens, and allocated undercroft parking.

Sitting on the edge of Bingley town centre, and a comfortable stroll from the station which provides direct rail links to Leeds, Bradford and Skipton a viewing to a most attractive and very well appointed ground floor apartment does indeed come highly recommended.

We have been informed by the vendor;  
Annual ground rent £361.94  
Annual service charge £1734.60



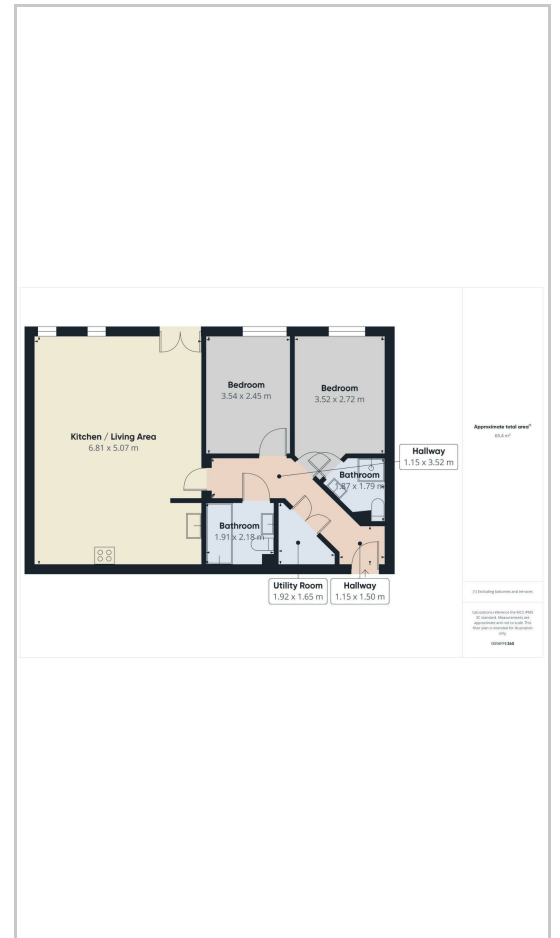
N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

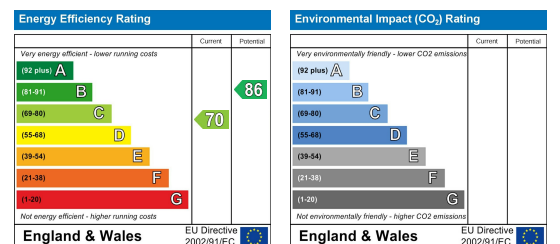
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

119 Main Street, Bingley, BD16 2HT

Tel: 01274 511 509 Email: [bingley@hunters.com](mailto:bingley@hunters.com) <https://www.hunters.com>