



**Marion Street, Bingley BD16 4NQ**

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**welcome to**

## **Marion Street, Bingley**

This well-presented property features a separate living room, kitchen, two cellar rooms, three bedrooms, a stylish bathroom with walk-in shower and bath, walk-in closet, and a private rear yard. On-street parking available. Ideal for families or first-time buyers



Nestled in a popular residential area of Bingley, this spacious mid-terraced property offers a perfect blend of character and practicality across three well-appointed floors.

On the ground floor, you will find a welcoming separate living room and a modern kitchen, ideal for family living and entertaining. The property also benefits from two versatile cellar rooms, perfect for storage, a home gym, or hobby space.

The first floor features a stylish family bathroom complete with a walk-in shower and bathtub, a walk-in closet, and a generously sized bedroom.

Upstairs, the second floor offers two additional bedrooms, providing ample space for a growing family or home office needs.

Externally, the property boasts a private rear yard, ideal for relaxing or outdoor dining, and on-street parking is available to the front.

This home is conveniently located close to local amenities, schools, and transport links, making it an excellent choice for families, professionals, or investors.

### **Cellar**

5' 9" x 4' 4" ( 1.75m x 1.32m )

### **Cellar**

8' 8" x 5' 9" ( 2.64m x 1.75m )

### **Kitchen**

13' 11" x 10' 5" ( 4.24m x 3.17m )

### **Living Room**

13' 1" x 11' 4" ( 3.99m x 3.45m )

### **Bathroom**

9' 7" x 7' 3" ( 2.92m x 2.21m )

### **Landing**

### **Walk In Closet**

7' 10" x 7' 3" ( 2.39m x 2.21m )

### **Bedroom**

13' 1" x 9' 7" ( 3.99m x 2.92m )

### **Bedroom 3**

12' 6" x 8' ( 3.81m x 2.44m )

### **Bedroom 2**

13' 1" x 11' 11" ( 3.99m x 3.63m )



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## Marion Street, Bingley

- three spacious bedrooms
- Separate living room and modern kitchen
- Two cellar rooms
- Family bathroom with walk-in shower and bath
- Walk-in closet

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£180,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BNG102915 - 0002

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