

Dubb Lane,Bingley BD16 2NW

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welcome to

Dubb Lane, Bingley

WITH PLANNING PERMISSION FOR ONE ADDITIONAL HOUSE IN THE GARDEN.

Two bed end terrace offering well proportioned accommodation throughout, the property will appeal to a variety of buyers.





Entering the ground floor, you are welcomed into the kitchen, fitted with a range of wall and base units, integrated oven, hob and extractor fan, stainless steel sink with mixer tap and space and plumbing for a washing machine. The cosy reception room provides a comfortable space to relax or entertain, with a useful under-stairs storage cupboard and open staircase leading to the first floor.

The first floor houses two comfortable double bedrooms alongside the house bathroom, fitted with a three piece suite including a walk-in shower cubicle.

Externally, the property benefits from an enclosed garden with a generous lawned area and paved pathways.

The property is sold with an established sitting tenant paying £850pcm.

In addition, the property benefits from a Permission in Principle (26/01049/PIP) granted in May 2026 for the erection of one new dwelling in the garden of the property. A site plan and elevation for one detached dwelling from the application is shown in the particulars. An alternative route to creating more than one property under the Permission in Principle could be through extension of the existing property.

The existing tenanted property and permission is likely to be of interest to

Agent Note







welcome to

Dubb Lane, Bingley

- Two Bedroom End Terrace
- Popular Bingley Location
- Cosy Reception Room
- Bathroom with Walk in Shower Cubicle
- Enclosed Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£155,000









Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG103554

The Property Ombudsman

Property Ref:
BNG103554 - 0005

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.

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