



**The Sycamores The Green, Bingley BD16 4UP**

***welcome to***

**The Sycamores The Green, Bingley**

A well-presented upper-floor apartment in a popular Bingley development, offering a bright living area with balcony and an open-plan kitchen. The property includes two bedrooms, with the main bedroom featuring an en-suite, plus a separate bathroom. Externally, there is an allocated parking space



A beautifully presented upper-floor apartment situated in a popular Bingley development. This well-designed home offers a bright and spacious living area that opens onto a private balcony, providing an ideal spot to relax and enjoy elevated views. The modern open-plan kitchen flows naturally into the living space, creating a welcoming environment for both everyday living and entertaining.

The property features two well-proportioned bedrooms, including a main bedroom with its own en-suite shower room, as well as a separate family bathroom accessed from the hallway. The thoughtful layout ensures a comfortable sense of space throughout.

Externally, the apartment benefits from an allocated parking space for added convenience, along with access to a communal garden that provides a pleasant outdoor area for residents to enjoy.

Located within easy reach of Bingley's amenities, transport links, and scenic local walks, this apartment is well suited to a range of buyers, including first-time purchasers, downsizers, and investors.

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.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Living Room

17' 8" x 13' 11" ( 5.38m x 4.24m )

### Kitchen

### Balcony

5' 11" x 2' 2" ( 1.80m x 0.66m )

### Hall

### Bedroom 2



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## The Sycamores The Green, Bingley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Upper-floor apartment in a popular Bingley development
- Spacious living area with access to a private balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 160.00

Ground Rent: 780.00

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.

guide price

**£100 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BNG103091 - 0003

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