



Barran Street, Bingley BD16 4JR

Not for marketing purposes INTERNAL USE ONLY

welcome to

Barran Street, Bingley

A modern three-storey family home in a popular Bingley location, offering a bright open-plan living space, multiple bedrooms, stylish bathrooms, and a flexible layout ideal for home working. Close to local amenities and transport links.



A beautifully presented and deceptively spacious family home, ideally positioned in the popular town of Bingley. Spread across three well-designed floors, this property offers versatile living space perfectly suited to modern family life.

The ground floor features a welcoming entrance hall leading to a generous double bedroom and a further bedroom ideal for guests, children, or use as a hobby room. A contemporary shower room and a separate office provide excellent practicality for home working and day-to-day convenience.

On the first floor, you will find the heart of the home—an impressive open-plan living and dining area filled with natural light, offering flexible space for relaxing, entertaining, and family time. The modern kitchen is thoughtfully laid out with ample storage and workspace and is complemented by a useful utility room and guest WC.

The top floor hosts the main bedroom, which benefits from free-standing wardrobes, along with two additional bedrooms offering versatility for larger families. A stylish family bathroom completes this level.

Externally, the home benefits from an elevated position with pleasant outlooks and is situated within easy reach of Bingley's excellent amenities, schools, transport links, and scenic countryside walks.

A major advantage of this property is the Pod Point electric car charging unit, offering convenient and efficient EV charging at home—a valuable feature for modern living.

Ground Floor Bedroom 4

10' 10" x 7' 11" (3.30m x 2.41m)

Ground Floor Bedroom 3

14' x 12' (4.27m x 3.66m)

Ground Floor Bathroom

10' 6" x 6' 5" (3.20m x 1.96m)

Ground Floor Office

12' 1" x 9' 1" (3.68m x 2.77m)

Ground Floor Hall

First Floor Living/Dining Room

22' 3" x 18' 3" (6.78m x 5.56m)

First Floor Kitchen

13' x 10' 3" (3.96m x 3.12m)

First Floor W.C

First Floor Utility Room

5' 11" x 5' 4" (1.80m x 1.63m)

Second Floor Bedroom 1

18' 1" x 11' 3" (5.51m x 3.43m)

Second Floor Bedroom 2

11' 11" x 10' 2" (3.63m x 3.10m)

Second Floor Bathroom

10' x 8' (3.05m x 2.44m)

Second Floor Bedroom 5

8' 4" x 5' 11" (2.54m x 1.80m)



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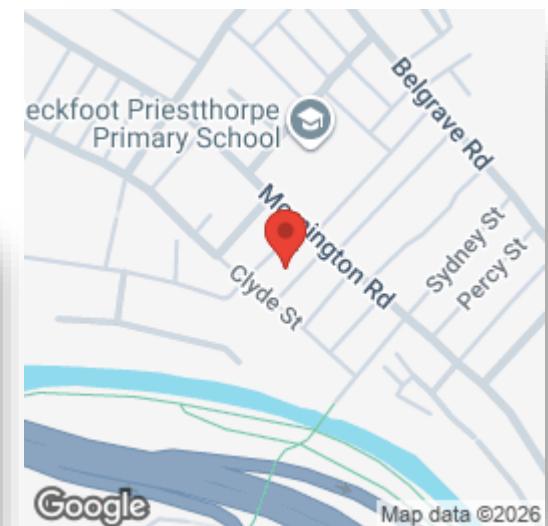
- Spacious three-storey family home
- Bright open-plan living and dining area
- Modern fitted kitchen with separate utility room
- Five versatile bedrooms across three floors
- Office space ideal for home working

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£325,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BNG103126 - 0004

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