



Primrose Bank, Bingley BD16 4RG

welcome to

Primrose Bank, Bingley

A well-presented Bingley home featuring a spacious living room, bright conservatory, three bedrooms, private garden with decking, and ample off-street parking with EV Charger, all close to local amenities and transport links.



This attractive home in the sought-after area of Bingley offers a fantastic blend of comfort, practicality, and outdoor appeal. Set back behind a generous block-paved driveway, the property provides ample off-street parking with an EV Charger and is welcomed by a bright entrance and well-presented façade.

The accommodation is thoughtfully arranged, beginning with an entrance porch leading into a central hallway with a convenient ground floor WC. The main living room is positioned to the rear, creating a spacious and comfortable setting that flows effortlessly into a light-filled conservatory, an ideal spot to relax while enjoying views over the garden. The adjoining kitchen offers a practical layout with good storage and workspace.

Upstairs, the property offers three well-proportioned bedrooms arranged around a central landing, providing flexibility for families, guests or those working from home. A family bathroom completes the first floor.

Externally, the home truly comes into its own. The enclosed rear garden provides a private and peaceful retreat, featuring a combination of lawn and established planting. A raised decking area, complete with pergola, creates a wonderful space for outdoor dining and entertaining. In addition, several useful outbuildings offer excellent storage or potential for hobby use.

Well positioned for local amenities, reputable schools and convenient transport links.

Kitchen

12' x 10' 10" (3.66m x 3.30m)

Ground Floor W.C

Ground Floor Porch

Ground Floor Hall

Living Room

18' 3" x 13' (5.56m x 3.96m)

Bedroom 1

12' 8" x 11' (3.86m x 3.35m)

Bedroom 2

10' 11" x 10' 8" (3.33m x 3.25m)

Bedroom 3

10' x 7' 1" (3.05m x 2.16m)

Bathroom

6' 8" x 5' 9" (2.03m x 1.75m)

Shed

16' x 5' 7" (4.88m x 1.70m)

Shed

7' 2" x 2' 11" (2.18m x 0.89m)

Shed

8' 5" x 5' 9" (2.57m x 1.75m)



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welcome to

Primrose Bank, Bingley

- Popular Bingley location, and close to local schools and amenities
- Three well-proportioned bedrooms
- Spacious living room
- Bright conservatory
- Ground floor WC

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BNG101549 - 0003

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