



Davies Properties



6 Heathfield Close

Bingley, BD16 4EQ

Asking Price £375,000



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Tucked away in a quiet close in one of Bingley's most sought-after areas, this extended three-bedroom semi-detached home offers flexible family living, lovely views across the valley and a wonderfully long, varied rear garden.

A welcoming hallway leads to the bay-fronted living room, where a feature fireplace makes a cosy focal point for winter evenings. Glazed double doors open into the dining room, perfect for family meals. Sliding doors then lead into the conservatory, a light-filled spot for morning coffee, with French doors opening onto the patio.

The extended kitchen has plenty of gloss units, a gas hob and double oven, space for appliances, a handy pantry cupboard and side access.

Upstairs, the principal bedroom has a bay window framing stunning hillside views. Bedroom two is a double with fitted mirrored wardrobes, and bedroom three makes an ideal nursery or home office. A bathroom with a shower over the bath and a separate WC complete the first floor. The home also benefits from uPVC double glazing and gas central heating throughout.

Outside, the front is laid to lawn with established rose borders, and the driveway provides ample off-road parking leading to the garage. The rear garden is a real highlight. A sunny patio made for alfresco dining steps up to a generous lawn framed by mature shrubs and trees, with further seating areas and a greenhouse for keen gardeners. It's a fantastic space for children to play and for summer gatherings.

The home is well placed for local schools, shops and amenities, with Bingley town centre and its railway station, with links to Leeds and Bradford, close at hand. Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

Comprising of a uPVC double glazed entrance door with side panel, central heating radiator, staircase rising to the first floor, and doors to the living room and kitchen.

Living Room

15'9" x 12'9" (4.80m x 3.89m)

With a uPVC double glazed bay window to the front, central heating radiator, feature fireplace with timber surround, marble-effect inset and hearth and a coal-effect gas fire, coving to the ceiling, and glazed double doors through to the dining room.

Dining Room

11'5" x 7'8" (3.48m x 2.34m)

Coving to the ceiling, glazed double doors from the living room, a central heating radiator, open access to the kitchen, and sliding patio doors into the conservatory.

Dining Kitchen

17'7" x 7'9" (5.36m x 2.36m)

Fitted with a range of gloss wall and base units with contrasting work surfaces and tiled splashbacks, a stainless steel sink and drainer with swan-neck mixer tap, an integrated double oven, a gas hob with extractor hood above, a breakfast bar, plumbing for a washing machine, and space for a dishwasher and fridge freezer. There's a uPVC double glazed window to the rear, a Velux roof window, a central heating radiator, a pantry storage cupboard, a side entrance door and a door to the conservatory.

Conservatory

10'11" x 10'0" (3.33m x 3.05m)

uPVC double glazed construction on a brick base with a glazed pitched roof, obscure glazing to the side, central heating radiator, power points, sliding patio doors from the dining room, and French doors opening onto the rear garden.

FIRST FLOOR

Landing

With a uPVC double glazed window to the side, loft access hatch, and doors to all three bedrooms, the bathroom and the separate WC.

Bedroom 1

12'5" x 11'1" (3.78m x 3.38m)

With a uPVC double glazed bay window to the front with lovely views towards the surrounding hillside, central heating radiator, and coving to the ceiling.

Bedroom 2

11'0" x 10'11" (3.35m x 3.33m)

With a uPVC double glazed window to the rear with views across to the hillside, central heating radiator, and fitted mirrored wardrobes, one housing a built-in desk area.

Bedroom 3

8'0" x 7'7" (2.44m x 2.31m)

With a uPVC double glazed window to the front and central heating radiator. Currently used as a home office/music room.

Bathroom

8'1" x 5'6" (2.46m x 1.68m)

Fitted with a panelled bath with an electric shower over and shower mixer tap, and a wash hand basin set on a vanity unit. Part-tiled walls, an obscure uPVC double glazed window to the rear, and a central heating radiator.

Toilet

Low-level WC, part-tiled walls, an obscure uPVC double glazed window to the side, and a central heating radiator.

EXTERIOR

Garage

19'11" x 8'2" (6.07m x 2.49m)

A useful garage with light and power.

Gardens

To the front is a lawned garden with established rose beds and mature shrubs behind a stone wall. A driveway provides ample off-road parking and leads through gated side access to the garage. The long, tiered rear garden has a paved patio ideal for outdoor dining, with steps up to a generous lawn bordered by mature shrubs, trees and rockery beds. There are further seating areas, a greenhouse and a garden shed.

ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Council Tax Band: C

~ Parking: Driveway providing ample off-road parking leading to a single detached garage.

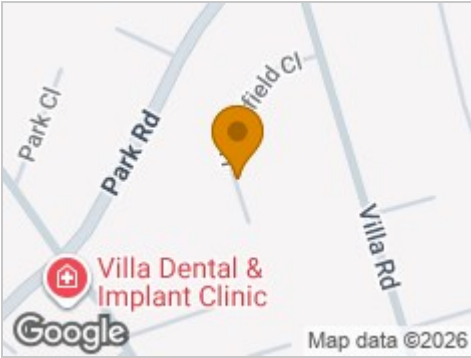
~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.





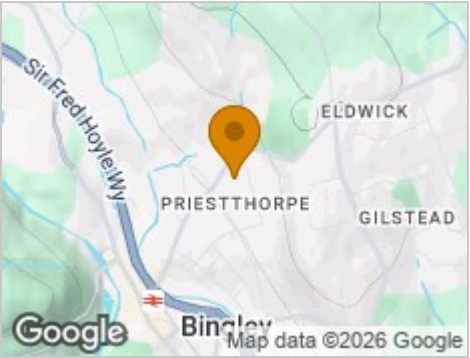
Road Map



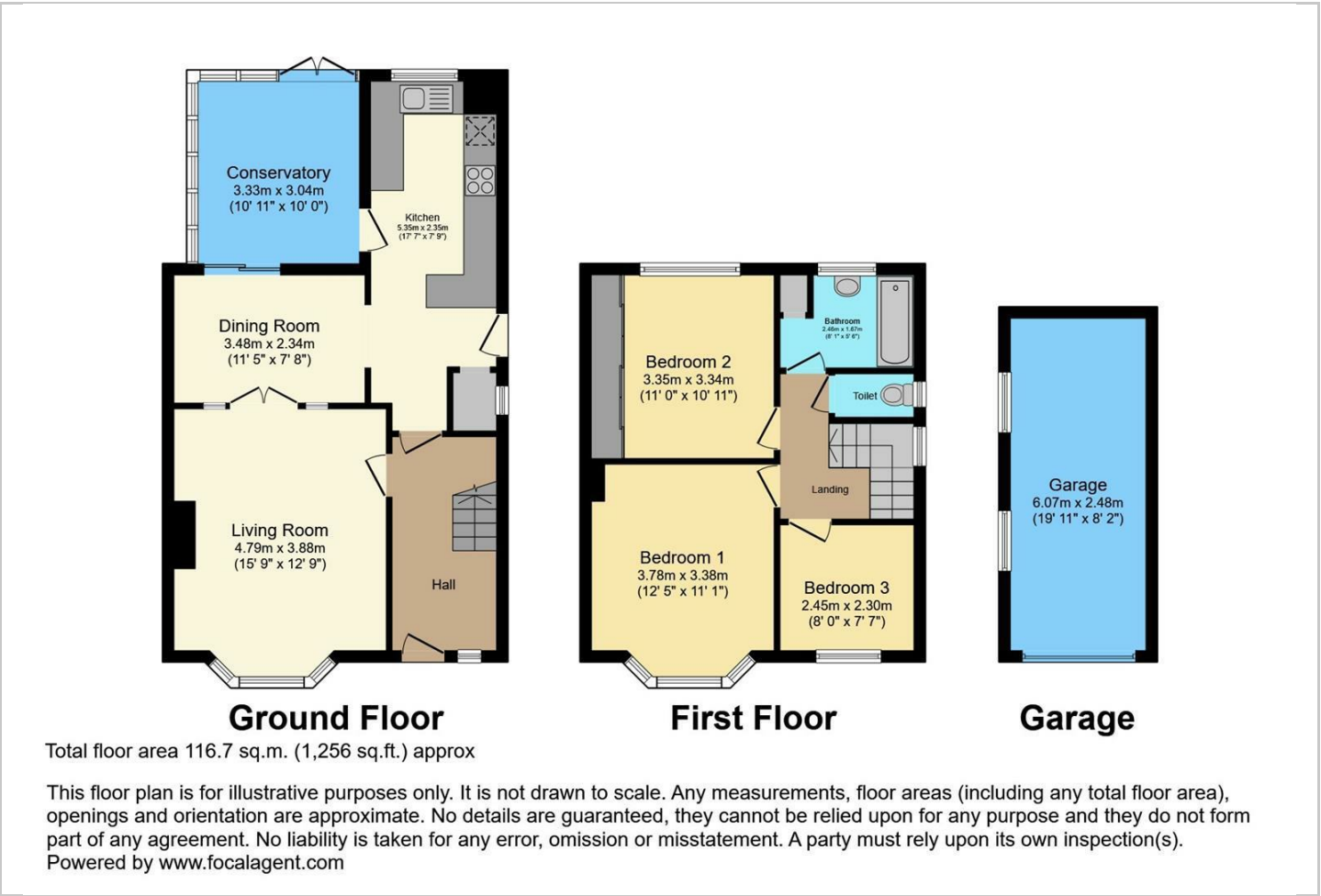
Hybrid Map



Terrain Map



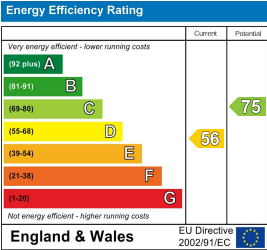
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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