



**West Brook Longwood Avenue, Bingley BD16 2RX**

**welcome to**

**West Brook Longwood Avenue, Bingley**

A spacious and versatile family home set over three levels in a popular area of Bingley. Offering generous living and dining spaces, a modern kitchen, multiple bedrooms including a main bedroom with en-suite, and practical lower-ground accommodation with utility room and garage.



Nestled in a desirable residential area of Bingley, this impressive multi-level home offers generous living accommodation, a flexible layout. The property also benefits from fully owned solar panels and battery storage. Thoughtfully arranged across three floors, the home provides a wonderful balance of social spaces, private bedrooms, and practical utility areas.

On the ground floor, the welcoming entrance hall leads into a bright living room positioned at the rear of the home, offering a comfortable space for relaxation. Adjacent is a well-sized dining room. The kitchen is positioned at the front of the property and includes a practical layout with ample storage. This floor also benefits from a convenient W.C. and a versatile additional room that can be used as a bedroom, home office, or playroom. The garden can instead be accessed via the side gate by the lower drive or through the utility room on the lower ground floor.

The lower ground floor offers excellent functionality, featuring a large utility room ideal for laundry and extra storage. There is also internal access to a spacious garage, providing secure parking or workshop potential.

Upstairs on the first floor, the property boasts three generous bedrooms, including a main bedroom with its own en-suite shower room. A modern family bathroom and a well-lit landing complete this level, making it perfect for growing families or guests.

Local amenities including train station, schools and bus service with much more.

#### **Utility Room**

16' 10" x 10' ( 5.13m x 3.05m )

#### **Garage**

21' x 16' 10" ( 6.40m x 5.13m )

#### **Dining Room**

11' 8" x 11' 3" ( 3.56m x 3.43m )

#### **Living Room**

22' 6" x 15' 7" ( 6.86m x 4.75m )

#### **Ground Floor Bedroom 3**

11' 1" x 10' 7" ( 3.38m x 3.23m )

#### **Kitchen**

12' 2" x 12' ( 3.71m x 3.66m )

#### **W.C**

#### **En-Suite**

8' 2" x 5' 11" ( 2.49m x 1.80m )

#### **Bedroom 4**

9' 8" x 9' 7" ( 2.95m x 2.92m )

#### **Bedroom 2**

14' 4" x 9' 1" ( 4.37m x 2.77m )

#### **Bedroom 1**

13' 9" x 8' 11" ( 4.19m x 2.72m )

#### **Bathroom**

10' 5" x 6' 1" ( 3.17m x 1.85m )



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welcome to

## West Brook Longwood Avenue, Bingley

- Spacious family home arranged over three levels with fully owned solar panels and battery storage
- Bright living room with access to the rear garden
- Separate dining room ideal for entertaining
- Modern, well-planned kitchen
- Multiple bedrooms including a main bedroom with en-suite

Tenure: Freehold EPC Rating: B

Council Tax Band: F

# £500,000



Please note the marker reflects the postcode not the actual property

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