

property details **approval form**

49 Unity Street South, Bingley, West Yorkshire, England, BD16 1EP

Date: 02 July 2025

Property Ref and Version: BNG102633 - 0008

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£225,000

Tenure: Freehold

>> **key features**

- > Spacious four-bedroom mid-terrace home
- > Accommodation set over three versatile floors
- > Generous living room with natural light
- > Modern kitchen diner with ample space
- > Master bedroom
- > Private enclosed rear garden ideal for relaxing
- > On-street parking to the front
- > Close to local shops, schools, and Bingley train station for commuting
- > EPC Rating: D

>> **short description**

A spacious four-bedroom mid-terrace home offering flexible accommodation over three floors, with a private rear garden, master bedroom (which is currently being used as an upstairs living room), and excellent access to local amenities, schools, and transport links.

>> **long description**

This substantial four-bedroom mid-terrace home offers spacious and versatile accommodation across three floors, making it ideal for growing families or those seeking flexible living arrangements. The property features a generous living room, a well-equipped kitchen diner, and four bedrooms. A private rear garden provides an outdoor retreat, while the front offers on-street parking. Situated in a popular residential area, the home is conveniently located near local amenities, reputable schools, and excellent transport links, including Bingley railway station. With its blend of character and modern comforts, this property presents a wonderful opportunity for comfortable family living.

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>> **directions**

>> **Agent Note**

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>> **room description**

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>> **property images**



Your Holroyds office: 146 Main Street, BINGLEY, West Yorkshire, BD16 2HL
T 01274 566837 **E** bingley@holroydsestateagents.co.uk

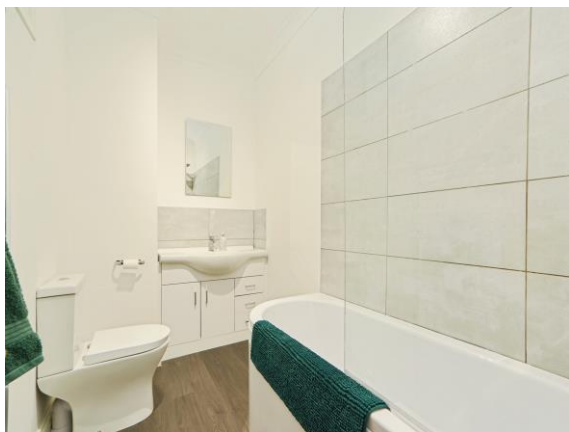
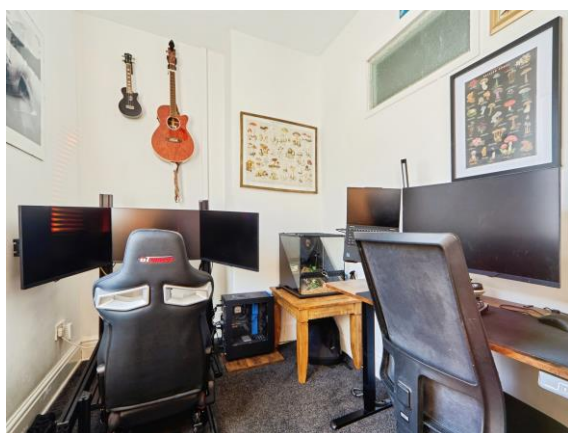
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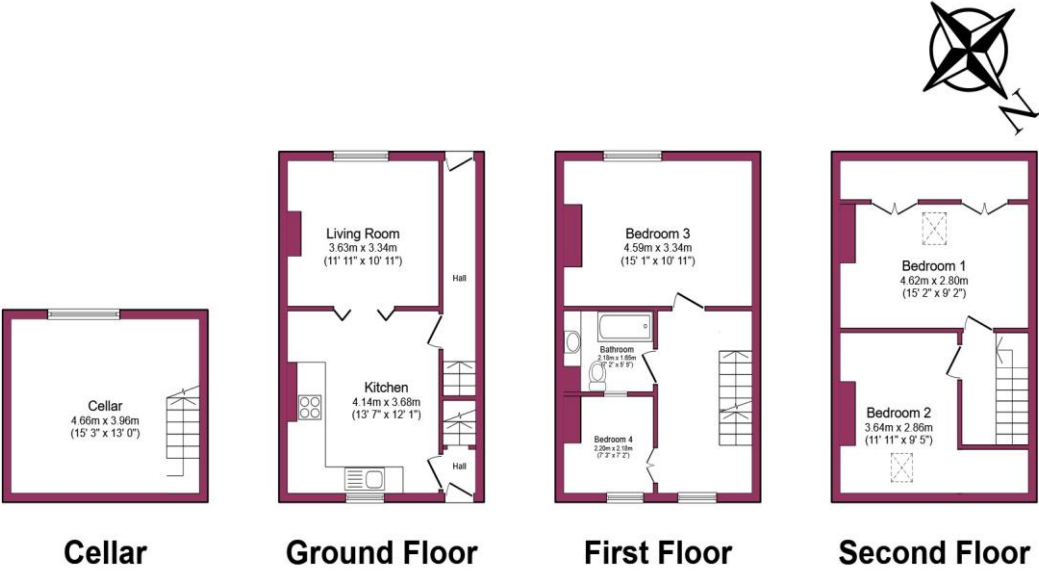
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature **Date**

James Idle		
Mr L. Waltham		