

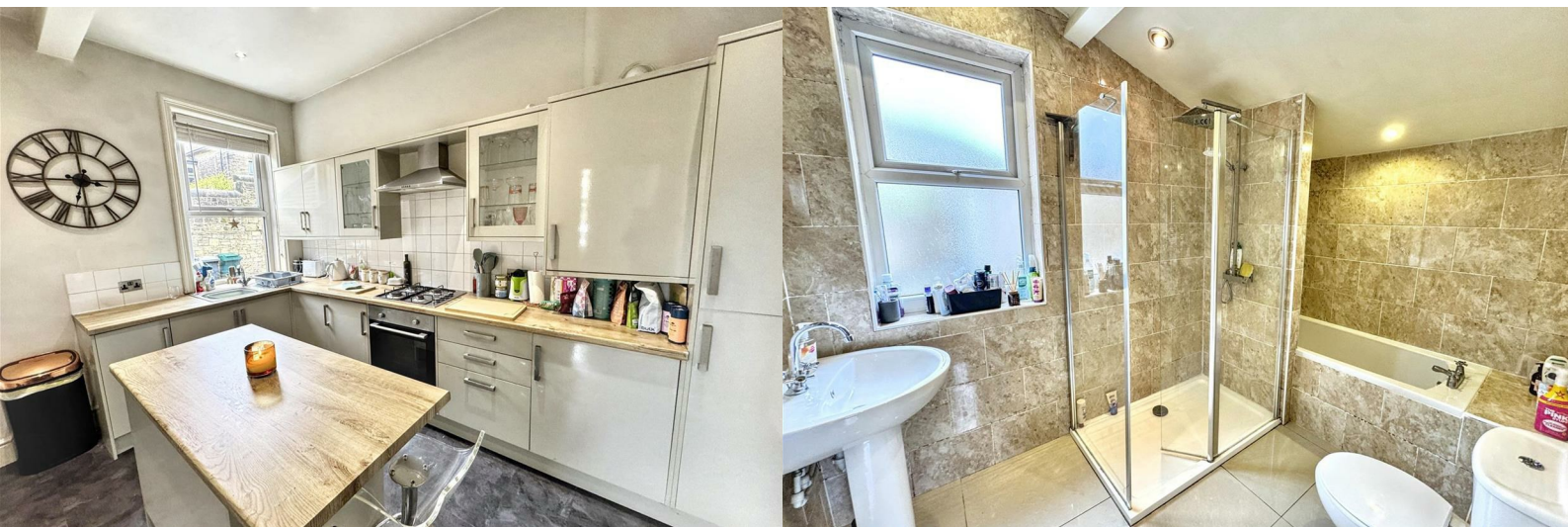


# Davies Properties



Netherside, Bromley Road,  
Bingley, BD16 4DA

Offers In The Region Of £125,000



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A rare opportunity to own a stylish one-bedroom ground floor flat in the heart of one of Bingley's most desirable village locations.

Designed for easy, comfortable living all on one level, this well-proportioned home is perfect for first-time buyers, downsizers, or savvy investors. The smart layout includes an open-plan dining kitchen, a generous living room, a double bedroom, and a contemporary bathroom - everything you need, nothing you don't.

Set within an exclusive four-flat development, the building makes a striking first impression while keeping things intimate. Inside, uPVC double glazing and gas central heating ensure year-round comfort and energy efficiency.

Outside, a low-maintenance pebbled garden gives you a private spot to unwind when the sun comes out - no weekend mowing required. Two dedicated parking spaces complete the package.

Previously a successful rental, this property is now available with vacant possession and no onward chain - so you can move fast and move in sooner.

## GROUND FLOOR

### Dining Kitchen

9'3" x 13'1" (2.82m x 3.99m)

A well-equipped kitchen fitted with high-gloss units, tiled splashbacks, and a full suite of integrated appliances - electric oven, gas hob with extractor hood, and fridge/freezer. The stainless steel sink sits beneath a uPVC double glazed window, while a breakfast island makes the space as sociable as it is practical. Concealed combi boiler, central heating radiator, and a separate utility space with washing machine plumbing complete the picture.

### Bathroom

6'8" x 10'2" (2.03m x 3.10m)

Fully tiled four-piece bathroom with a built-in bath, separate shower cubicle, pedestal washbasin, and WC. Finished with a chrome heated towel rail and uPVC double glazed window.

### Bedroom

8'11" x 11'2" (2.72m x 3.40m)

Complete with a uPVC double glazed window and central heating radiator.

### Living Room

14'10" x 14'4" (4.52m x 4.37m)

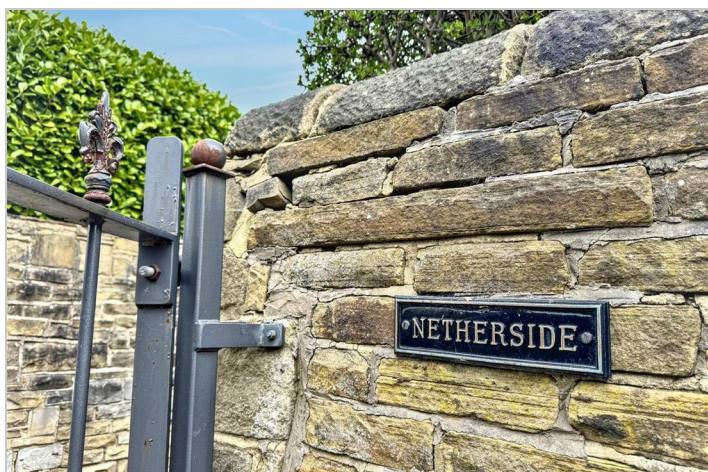
Features an inglenook-style fireplace as a focal point, along with a uPVC double glazed window, central heating radiator, and useful under-stairs storage.

## EXTERIOR

Externally, a low-maintenance pebbled garden provides a great outdoor space to enjoy through the summer, complemented by two dedicated parking spaces.

## OTHER INFORMATION

- ~ Tenure: Leasehold
- ~ Lease Term: 125 years from 01-01-2013 to 31-12-2137 (112 years remaining).
- ~ Annual Service Charge: £200.00
- ~ Council Tax Band: A
- ~ Parking: Designated off-road parking for two vehicles.
- ~ 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.



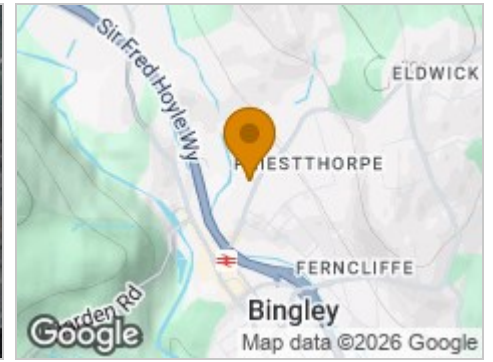
## Road Map



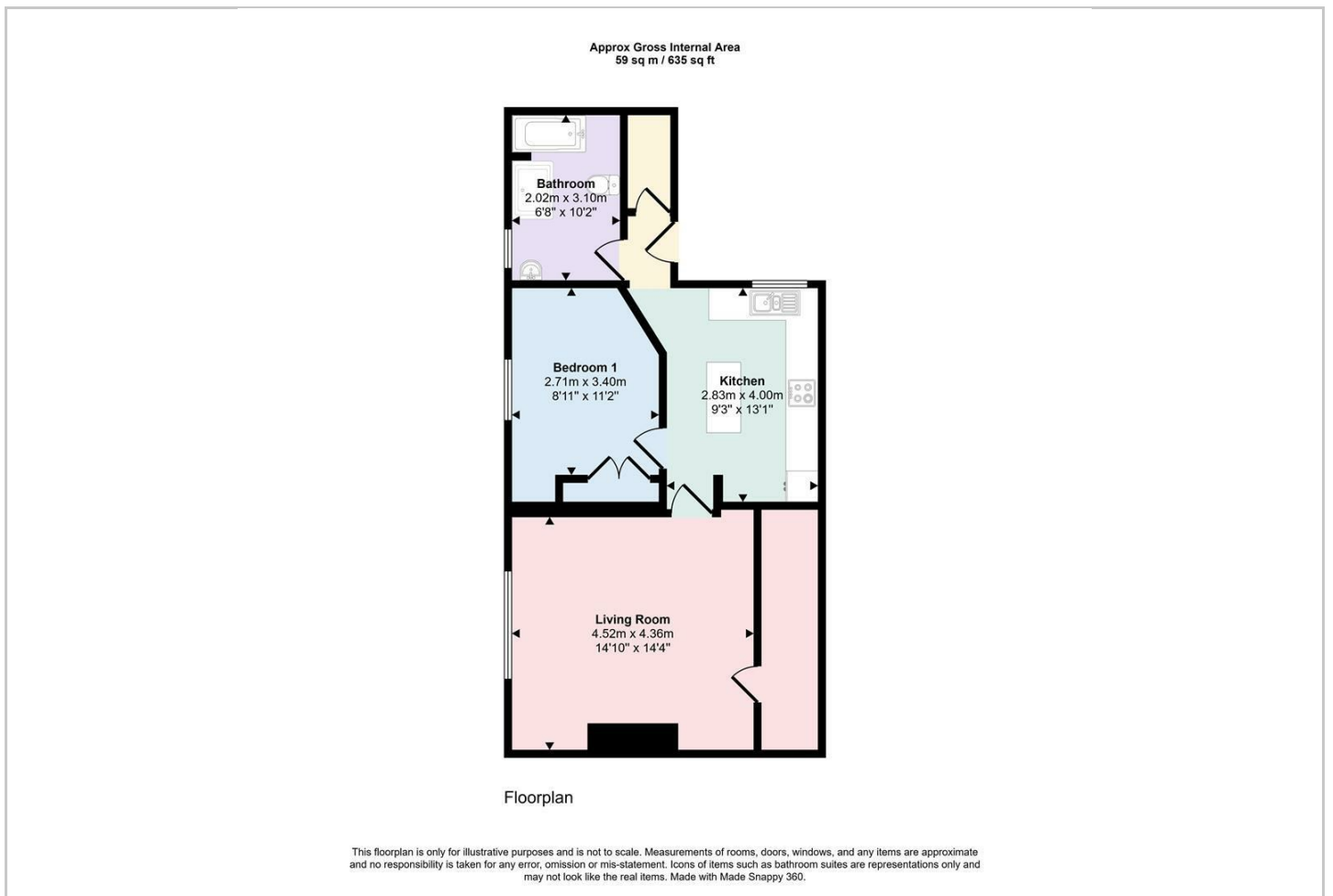
## Hybrid Map



## Terrain Map



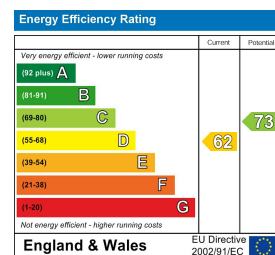
## Floor Plan



## 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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