



Davies Properties



43 Woodvale Crescent

Bingley, BD16 4AJ

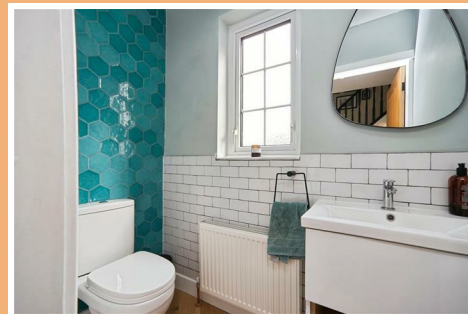
Asking Price £520,000



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Welcome home to Woodvale Crescent - where family life just gets easier.

Picture Sunday mornings by the wood-burning stove, weeknight dinners in a kitchen built for gathering, and long summer evenings on the decking with the garden lit up around you. This beautifully presented four-bedroom detached home in one of Bingley's most popular residential pockets has been finished with real care - and it shows in every room.

Step through the welcoming entrance hall and into a living room designed for both quiet nights in and lively get-togethers. At over 23ft long, with striking herringbone flooring, a cosy wood-burning stove and a statement timber-slat media wall, it's the kind of space that pulls everyone in. French doors open through to a generous conservatory - perfect for morning coffee with a view over the garden, or as a sunny spot to unwind whatever the season.

The kitchen/diner is where this home really comes alive: contrasting cabinetry, quality worktops, integrated appliances and elegant brass-effect fittings set the scene for everything from quick breakfasts to relaxed dinner parties, with plenty of room to linger around the table. A handy ground-floor WC keeps busy family mornings running smoothly.

Upstairs, four well-proportioned bedrooms - including two impressively generous doubles - offer everyone their own space to retreat to, alongside a stylish, contemporary family bathroom.

Outside, the lifestyle continues. Established gardens front and back give you room to breathe, with the rear garden a genuine extension of the home - think lawn for the kids or the dog, a seating area for long lunches, and raised decking flowing straight off the conservatory for effortless indoor-outdoor living. A driveway leads to the detached garage, while additional outbuildings house a brilliant utility room and extra storage - the kind of practical flexibility every family appreciates.

This is more than a house - it's a place to actually live well.

GROUND FLOOR

Entrance Hall

A bright and welcoming entrance hall with fishbone oak flooring, a feature staircase, gallery-style photo wall and a radiator. A window to the side allows plenty of natural light, with access through to the ground-floor WC and the main living accommodation.

W/C

A handy ground-floor WC comprising low-level WC and wash hand basin, with fishbone oak flooring, a radiator and window to the side elevation.

Living Room

23'7" x 15'10" (7.19m x 4.83m)

A superb living room measuring over 23ft in length, featuring stylish herringbone flooring, a contemporary wood-burning stove and a striking timber-slat media wall. A radiator and windows to the front provide natural light, while French doors lead through to the conservatory beyond.

Kitchen/Diner

19'6" x 10'2" (5.94m x 3.10m)

A modern dining kitchen fitted with an excellent range of contrasting cabinetry, quality quartz work surfaces and attractive brass-effect fittings. Appliances include two integrated electric ovens, an integrated dishwasher, a built-in sink beneath the window, and an electric hob with extractor hood over. Windows to two aspects flood the room with natural light, complemented by a radiator, fishbone oak flooring throughout, and a uPVC double-glazed entrance door providing access to the rear.

Conservatory

14'7" x 12'10" (4.45m x 3.91m)

A generous uPVC double-glazed conservatory with French doors opening onto the rear garden, providing an additional reception space with lovely views over the outside space. Fitted with fishbone oak flooring and two radiators, ensuring the room can be enjoyed comfortably throughout the year.

FIRST FLOOR

Landing

A bright landing with uPVC double-glazed windows allowing natural light to flood in, along with a loft hatch and doors leading to all four bedrooms and the family bathroom.

Bedroom 1

16'1" x 10'11" (4.90m x 3.33m)

A generous double bedroom with a radiator and uPVC double-glazed window to the front elevation, offering pleasant views over the garden.

Bedroom 2

16'1" x 12'3" (4.90m x 3.73m)

A further generous double bedroom, fitted with built-in wardrobes and a radiator, with a uPVC double-glazed window to the rear elevation overlooking the garden.

Bedroom 3

13'3" x 9'11" (4.04m x 3.02m)

Currently arranged as a home office, this versatile room features a radiator and uPVC double-glazed window, offering a bright and practical space that could equally serve as a further bedroom.

Bedroom 4

11'9" x 8'11" (3.58m x 2.72m)

Currently set up as a nursery, this well-proportioned room benefits from a radiator and uPVC double-glazed window to the rear elevation, offering flexible space to suit a range of needs.

House Bathroom

7'9" x 6'7" (2.36m x 2.01m)

A beautifully appointed contemporary family bathroom comprising panelled bath, low-level WC and wash hand basin set within a stylish vanity unit. Finished with attractive tiling, a heated towel rail and two uPVC double-glazed windows.

EXTERIOR

Storage

13'6" x 13'0" (4.11m x 3.96m)

A useful storage room housing the biomass boiler and providing excellent additional space for storage, hobbies or further flexible use.

Utility Room

11'11" x 8'11" (3.63m x 2.72m)

A practical utility room fitted with space and plumbing for a washing machine, offering valuable additional space away from the main kitchen and useful flexibility for busy family life.

Storage

11'3" x 5'2" (3.43m x 1.57m)

A useful storage area.

Storage

11'3" x 6'1" (3.43m x 1.85m)

A useful storage area.

Garage

A detached double garage providing excellent off-road parking and storage, accessed via the driveway.

Front Garden

An established front garden laid mainly to lawn, bordered by mature hedging and shrubs, with a long driveway providing off-road parking for several vehicles and leading to the detached garage.

Rear Garden

A generous, established rear garden incorporating a lawned area, raised decking adjoining the conservatory, and a paved patio seating area - offering excellent space for outdoor entertaining and family life.

ADDITIONAL INFORMATION

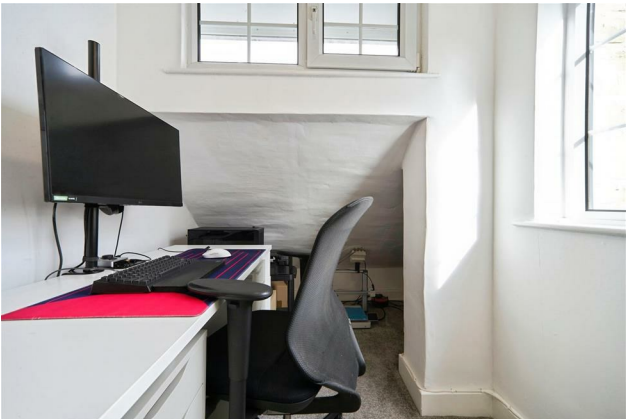
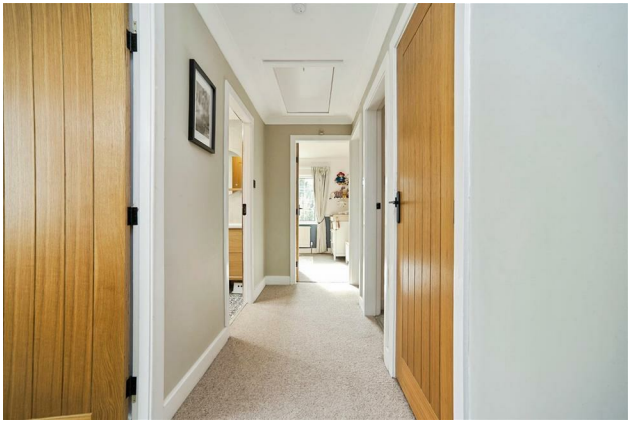
~ Tenure: Freehold

~ Council Tax Band: E

~ Parking: Long driveway providing off-road parking for several vehicles leading to a detached double 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



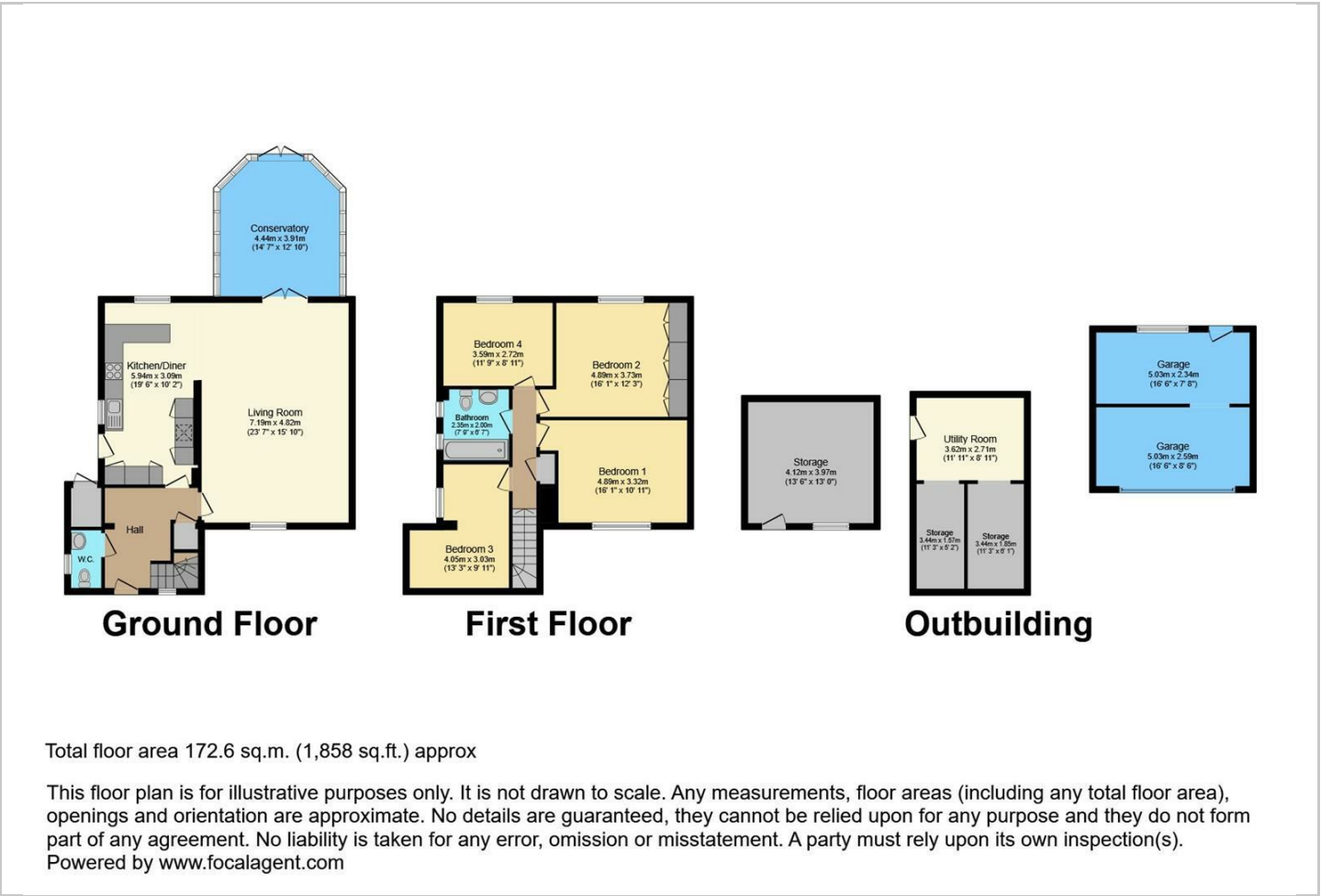
Hybrid Map



Terrain Map



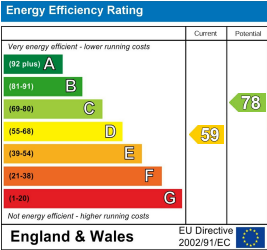
Floor Plan



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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