



36 The Locks, Bingley, West Yorkshire BD16 4BG

- Stunning, well presented and appointed 4 bedroom end of terrace townhouse
- Stylish range of fixtures, fittings and modern decor throughout
- Highly popular and conveniently placed development
- Driveway area, integral single garage/laundry, use of enclosed garden area and canal views
- Ideally placed for excellent amenities in Bingley Town Centre, including railway station
- Viewing essential to appreciate all on offer

Guide Price **£325,000 Leasehold**



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DESCRIPTION

A wonderful, exceptionally well presented modern town house which boasts an enviable canal side location, enjoying superb far reaching views of the local landscape.

This much loved property features four bedrooms along with a superb open plan dining kitchen, living room with balcony. Stylish fixtures and fittings throughout and includes gas fired central heating system and double glazing.

Situated within a highly desirable location which is within close proximity and reasonable walking distance to the town centre and all its first class amenities, this beautiful home will almost certainly appeal to a wide variety of buyers and so an early viewing is strongly recommended.

Planned over three floors, the accommodation comprises briefly. Ground floor entrance hallway with storage and access to good sized integral garage. Ground floor double bedroom.

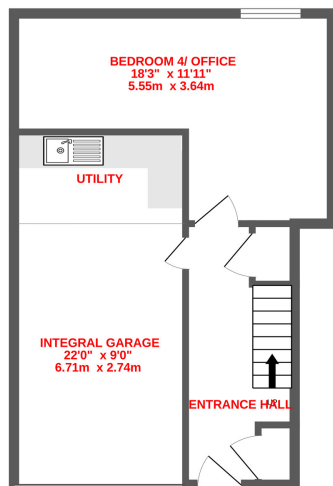
To the first floor there is a superb open plan dining kitchen with a stylish range of wall and base cupboards and fitted appliances. Living room with balcony off and views across the canal, separate cloakroom w.c.

To the second floor there is a master bedroom with en-suite shower room, two further bedrooms and house bathroom

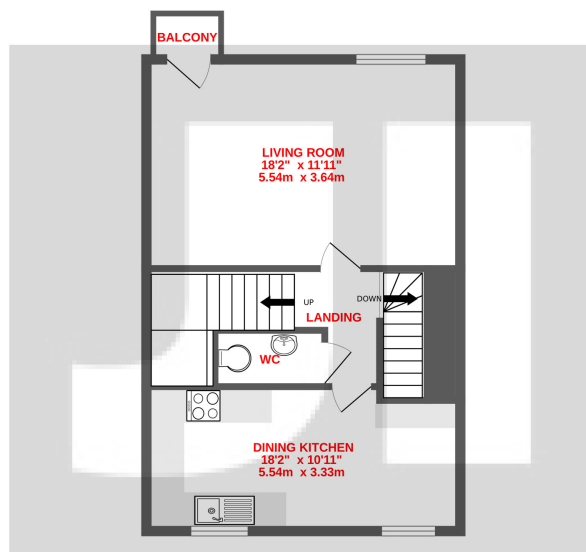




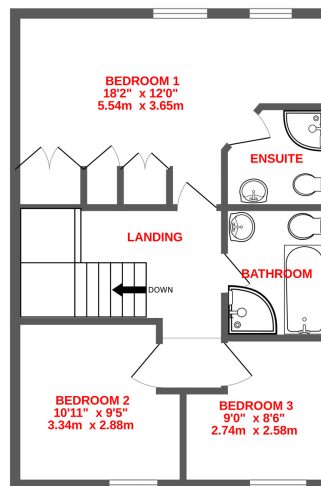
GROUND FLOOR



1ST FLOOR

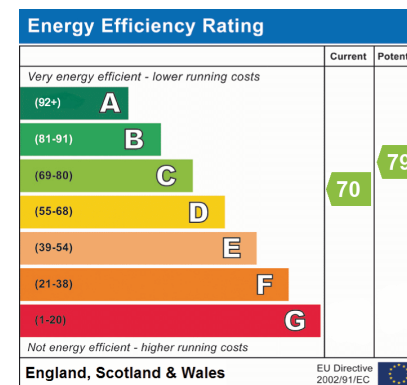


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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