



## 41 Church Street, Bingley BD16 2PU

- Interesting end of terraced house
- Superb location close to Bingley town centre and amenities
- Small enclosed garden and on street parking
- Accommodation arranged over three floors plus useful basement
- Much improved and well presented accommodation
- Viewings are highly recommended
- Newly fitted kitchen and modern bathroom
- Offered for sale with no onward chain

**£125,000 Freehold**





## 41 Church Street, Bingley BD16 2PU

### DESCRIPTION

Having been much improved by the present owners, this very well presented end of terraced house provides 'ready to move into' accommodation arranged over three floors including a contemporary newly fitted kitchen, stylish bathroom, double glazing and gas fired central heating.

The property enjoys a most convenient position on Church Street which is located off Leonard Street on the outskirts of Bingley town centre, being well placed for access to the broad and excellent range of amenities in Bingley town centre including the train station which offers direct links to Leeds, Bradford and Skipton.

The accommodation in brief comprises at ground floor level, living room and newly fitted kitchen. To the first floor level there is a bedroom and bathroom, this bedroom provides access to a further occasional attic bedroom that has a small study / box room room off. The property also includes a sizeable basement.

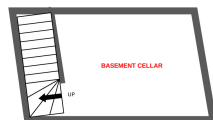
Externally parking is available on street and the property enjoys a small enclosed garden area to the side.

The property is being offered for sale with no onward chain and will be of obvious interest to first time buyers and perhaps those looking for a buy to let.

Viewings are highly recommended.



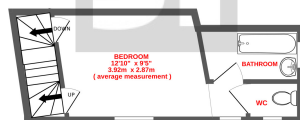
BASEMENT  
143 sq.ft. (13.3 sq.m.) approx.



GROUND FLOOR  
207 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR  
205 sq.ft. (19.0 sq.m.) approx.

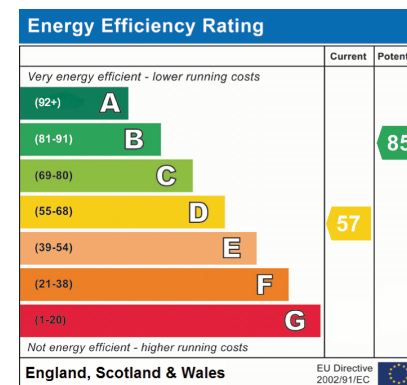


2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.  
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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## Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00