

TO LET

£1,200 pcm



## 14 New Brighton, Bingley, West Yorkshire. BD16 1UR

- Stone Built End Terrace - 3 Bedrooms
- Double Glazing - Gas Central Heating
- Lounge - Home Office/Utility - Dining Kitchen
- Off Road Parking - Gardens to Front, Side & Rear
- Available Immediately - Bond/Deposit £1380





## PROPERTY DESCRIPTION

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Deceptively spacious 3 bedroom end terrace, situated in the popular New Brighton area of Bingley, which is on the edge of both Cottingley and Nab Wood. The well regarded Cottingley Village Primary School is close by.

The property benefits from gas central heating, UPVC double glazing and modern fixtures and fittings.

Briefly comprises; entrance porch, spacious lounge, home office with utility space to the ground floor and stairs down to the dining kitchen. Two bedrooms and modern bathroom to the first floor and and large attic bedroom to the second floor. Outside, there is a paved driveway for one vehicle having an EV charger. Gardens to the front, side and rear.

Available immediatley. Council tax band C.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 14 mbps & Ultrafast 1800 . Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>





## ROOM DESCRIPTIONS

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### Entrance Porch

Double glazed entrance door and windows to the front and side.

### Lounge

Part glazed entrance door with feature stained glass. Double glazed window to the front and side. Fitted cupboard and drawers. Cast iron stove. Picture rail and coved ceiling. Creol. Stairs to the first floor.

### Home Office/Utility

Flexible space. Double glazed window to the rear and double glazed stable door out into the garden. Radiator. Stairs to the lower ground floor. Fitted high gloss white base units with complementary wooden work surface over. Part wood panelled walls and shelves.

### Lower Ground Floor

#### Dining Kitchen

Double glazed window to the front. Door out to the front. Range of cream base and wall units having a complementary wood effect work surface over. Double electric oven with 5 burner gas hob and extractor hood. Built in microwave and built in dishwasher. Freestanding fridge freezer. Part tiled walls and feature radiator. 1 1/2 bowl sink unit with mixer tap. Vaillant gas boiler and plumbing for washing machine.

### First Floor

#### Landing

Double glazed window to the rear and radiator. Stairs to the second floor. Under stairs cupboard.

#### Bedroom 2

Double glazed window to the front with blind and views across the valley. Radiator.

#### Bedroom 3

Double glazed window to the rear and radiator.

#### Bathroom

Contemporary 3 piece suite in white comprising of panelled bath having a mains shower over, vanity sink unit and low level w.c. Fitted large cabinet. Fitted mirror with shelf. Part tiled walls, extractor fan, heated towel rail and double glazed window to the front.

### Second Floor

#### Bedroom 1

Double glazed window to the side and Velux windows to the front and rear. Radiator.

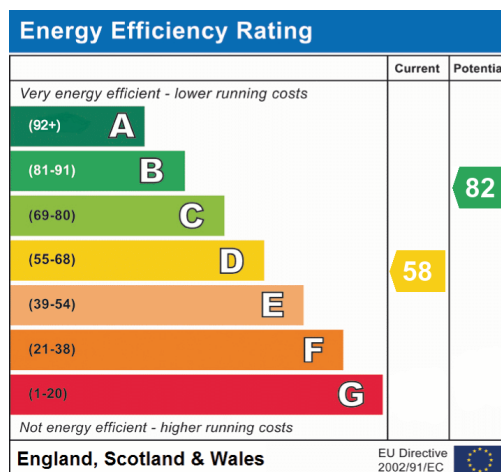
### Outside

#### Gardens

Off road parking for one vehicle with EV charger.

Lawned garden to the side and artificial lawn to the rear. Flagged areas. Pond and shed. Raised borders.





Sales Branch  
55, Bingley Road, Shipley, BD18 4SB  
01274 592280  
saltaire@kmmaxfield.com