



## Flat 47, 7 Merchants Court, Bingley, West Yorkshire BD16 1DL

- Modern two bedroom, third floor apartment
- Ideally placed for a range of amenities and transport links
- Immaculately presented with a fantastic range of fixtures and fittings
- Stylishly presented - two double bedrooms
- Popular development, situated on the outskirts of Bingley Town Centre
- Suit a first time buyer - Viewing essential

**£115,000 Leasehold**



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### DESCRIPTION

We are pleased to offer for sale this stunning, stylishly appointed and presented two bedroom third floor apartment, forming part of this popular and much sought after development which is located in this convenient position on the outskirts of Bingley, being well placed for an excellent range of nearby amenities and transport links.

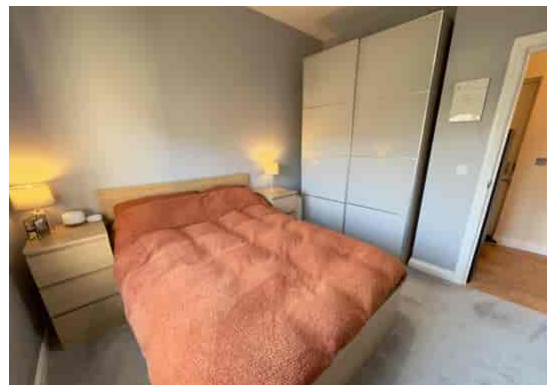
The property is located on the third floor and provides low maintenance and manageable accommodation on one level benefitting from The apartment has been much improved by the present owner including some updated electric heating, a new bathroom suite and decor. It is also immaculately presented and maintained.

The well planned accommodation in brief comprises:- a welcoming and well proportioned hall way with sizeable storage cupboard with shelving, further airing cupboard, large living room being open plan to a stylish fitted kitchen, two well proportioned double bedrooms and bathroom / wc , the bathroom incorporates a fitted three piece suite in white with basin, w.c and panelled bath with shower over and fitted screen.

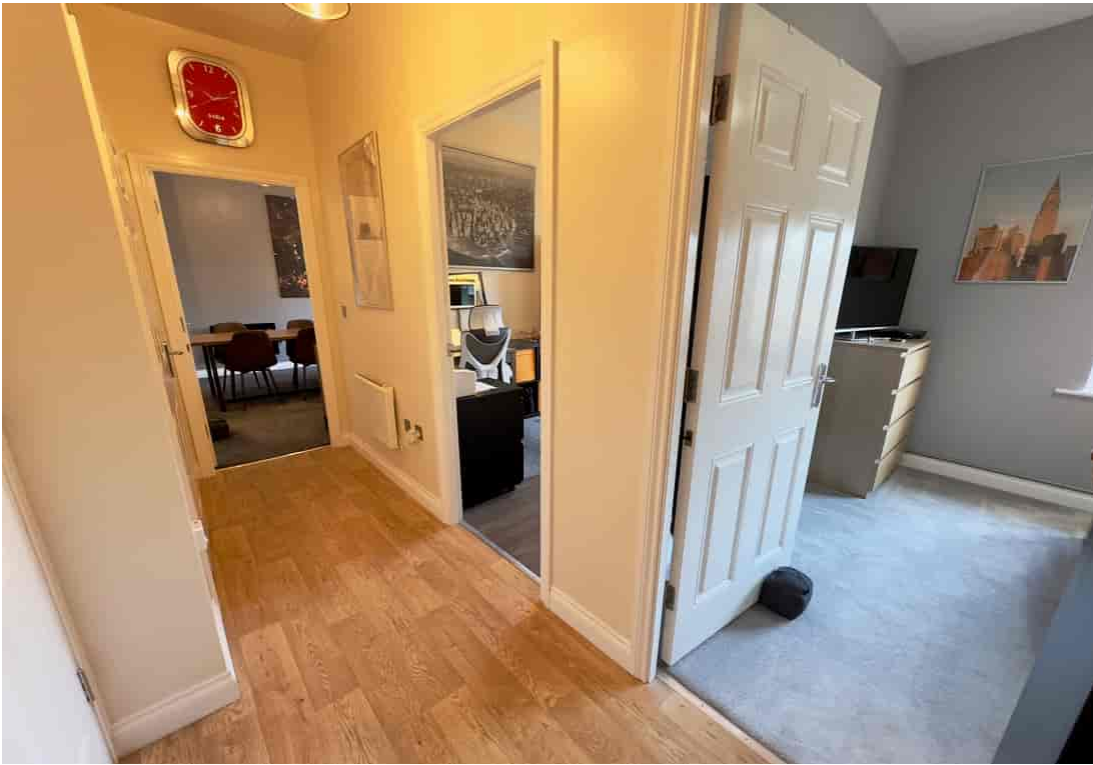
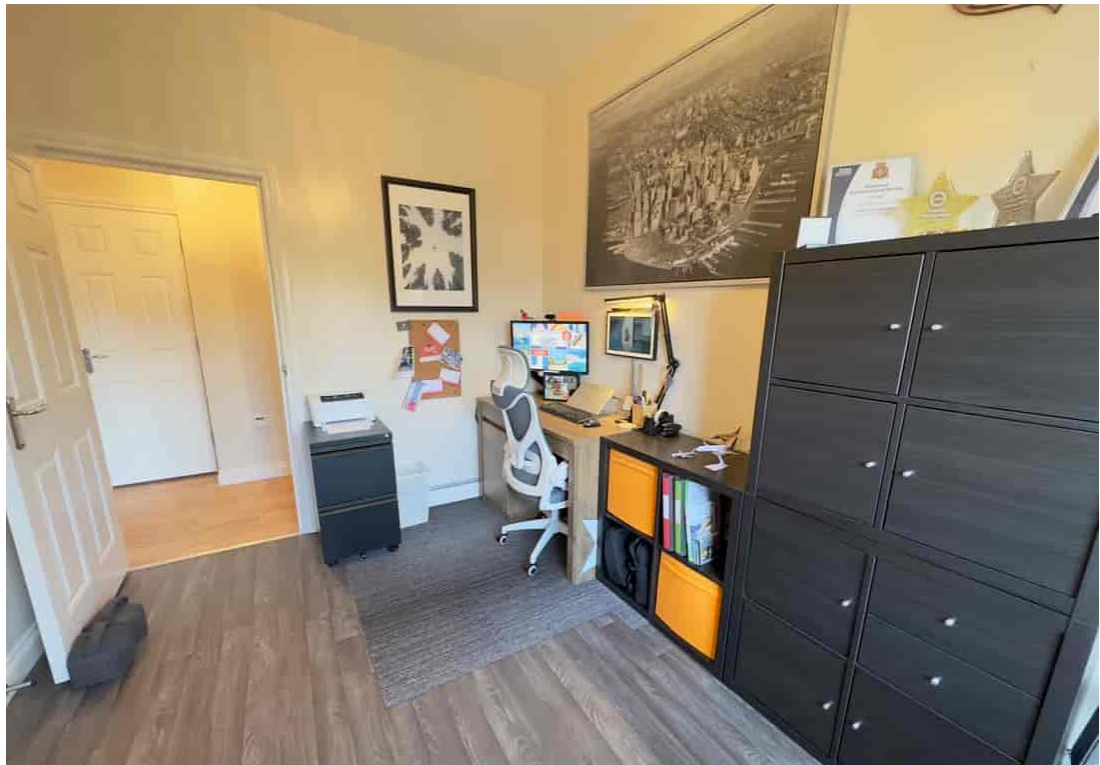
Externally the property has one allocated parking space conveniently situated near to the entrance of the block together with additional visitors parking areas.

Suited to first time buyers, we would encourage a early enquiry and viewing appointment.

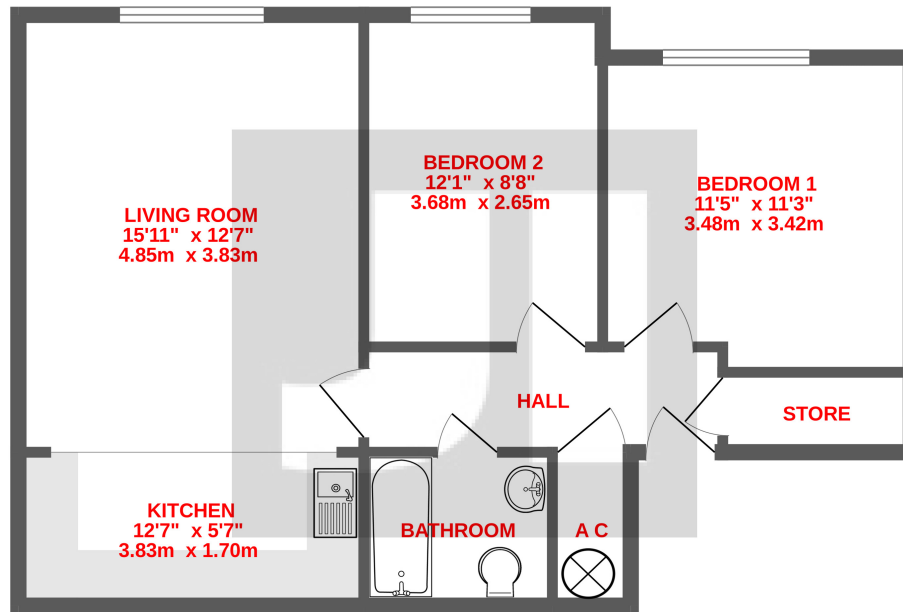
The property enjoys the remainder of a 155 year lease that was initially granted in 2005. The current ground rent charges are £175 per annum. Service charge costs for the year 2024 were £1156.







## GROUND 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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### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00