

FOR SALE

£195,000 Leasehold



2 Park School Mews, Lime Street, Bingley, West Yorkshire. BD16 4RX

- Grade II Listed Loft Style Mews House - 2 Double Bedrooms
- Underfloor Heating - Double Glazing
- Bathroom & Separate Shower Room
- Breakfast Kitchen - Large Reception Room with Mezzanine Level
- Secure Parking with 2 Allocated Spaces plus Visitor Parking
- Central Bingley Town Centre Location - Close to Bus & Rail Network



PROPERTY DESCRIPTION

Situated in the heart of Bingley, is this former Grade II listed Bingley Church of England First School. Having opened as the National School in 1814 and finally closing it's doors in July 1999. Park School Mews is a unique development of loft style homes, offering 12 apartments and mews homes. Located close to amenities in Bingley town centre including bus and rail network, making the commute into Leeds only a 20 minute train journey away. The historic Five Rise and Three Rise Locks are a short walk away along the Leeds Liverpool Canal.

Many of the schools original features including wooden timbers, exposed stone and brick walls and have been preserved. The property boasts under floor heating, hardwood double glazing and a spiral staircase to the first floor level. Briefly comprises; breakfast kitchen, two double bedrooms, shower room and en-suite bathroom to the ground floor. Large reception room to the first floor with mezzanine level. Outside, access to the development is via a secure electric gate. There are two allocated parking spaces and ample visitor parking.

Internal viewing is essential to appreciate the character and size of the accommodation on offer.



ROOM DESCRIPTIONS

Breakfast Kitchen

Double glazed entrance door and windows over looking court yard. Range of beech base and wall units having a complementary work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Electric oven, 5 burner gas hob and extractor hood. Plumbing for washing machine and dishwasher. Part tiled walls, breakfast bar and boiler cupboard. Exposed stone walls and spiral staircase to first floor.

Inner Hall

Built in cupboard.

Double Bedroom 1

Double doors to the outside. Built in and fitted wardrobes.

En-Suite Bathroom

3 piece suite in white comprising of pedestal wash hand basin, panelled bath with mixer shower over and low level w.c. Tiled floor, fully tiled walls and extractor.

Double Bedroom 2

Double glazed window, exposed stone walls, down lighters and built in wardrobe.

Shower Room

Modern 2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle with mains shower over. Chrome heated towel rail and extractor fan.

First Floor

Reception Room

Light and airy large space with mezzanine level. Exposed beams, double glazed windows to side elevations. Velux windows and under floor heating.

Outside

Electric gates give access to parking court yard. There are two allocated parking spaces and visitor parking.

Agent's Notes

This property is leasehold and has the remainder of a 999 year lease that commenced 8th February 2002.

The service charges (ground rent and maintenance) is £1480 per annum which includes the buildings insurance.

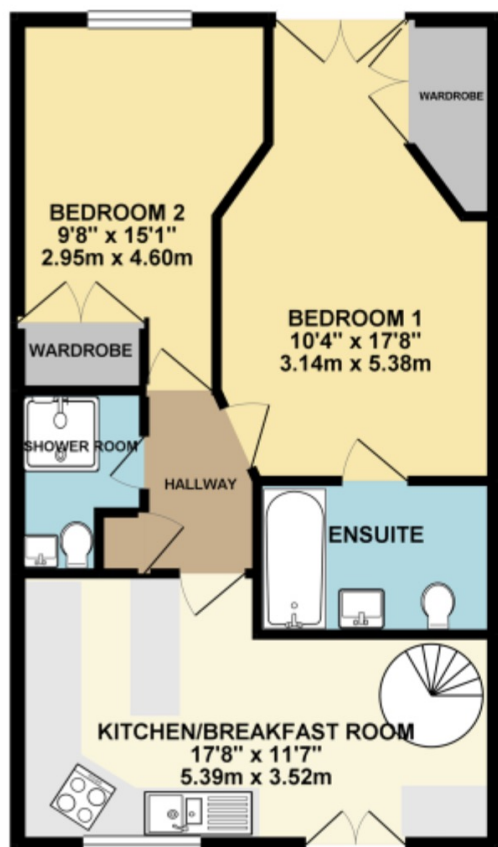
The measurements on the floor plan are approximate, as not all the rooms are square.

There's a condition in the lease that any new owner needs to enter into a direct covenant with the management company - which is the park School Mews Management Co.

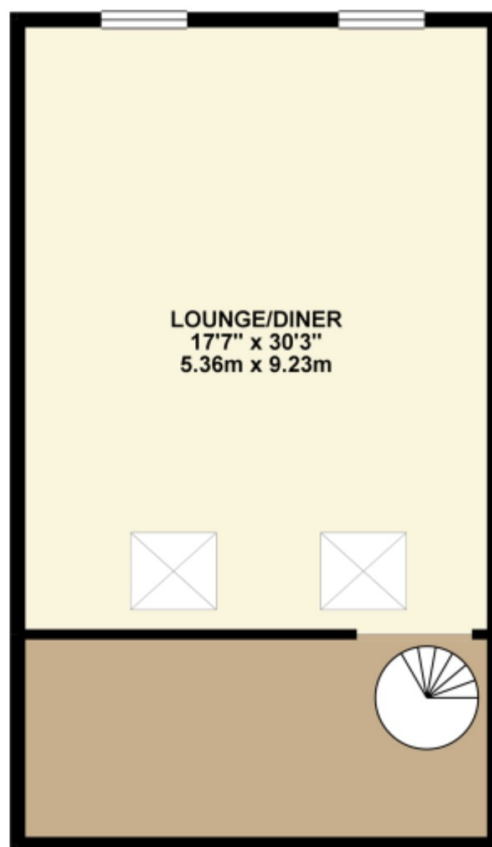


FLOORPLAN

GROUND FLOOR



1ST 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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