



13 Southlands Grove, Bingley, West Yorkshire BD16 1EF

- Impressive three double bedroom semi detached home in this highly sought after position
- Convenient location close to Bingley centre and Beckfoot Secondary School
- Superb range of fixtures and fittings throughout together with tasteful decor
- Bright and airy accommodation with bay windows to the front and rear
- Fantastic Established gardens and ample driveway area to front
- Fantastic opportunity to buy this lovely family home in this desirable area

£415,000 Freehold



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DESCRIPTION

We are pleased to offer for sale this stylishly presented established semi detached residence which provides exceptionally well appointed and deceptively spacious accommodation with three well proportioned double bedrooms that will appeal to those looking for 'ready to move in' accommodation without the hassle of further improvement works.

This contemporary styled home offers way more than the average and boasts an impressive entrance hall, through living room with bay window, feature fireplace and wood burning stove and double doors leading to the rear garden, dining room, again with bay window, spacious kitchen including an extensive range of wall and base cupboards and storage options, further cloakroom/study room off.

At first floor level there is a good size landing space with storage cupboard, three double bedrooms with bay windows, the master bedroom has a comprehensive range of built in bedroom furniture and a feature glazed window providing a wonderful vista. The house bathroom has a modern three piece white suite including bath with shower over. In addition there is a further separate w.c.

Externally the property occupies a sizeable plot with double width driveway area and garden to the front. To the rear and being a significant feature is the lovely garden space. Consisting of a raised paved patio seating area, accessed directly from the property. Steps lead down to a well stocked garden area and lower level area of artificial grass, which provides an excellent play space.

Ideally positioned close to Beckfoot Secondary School and Bingley town centre. Considered to be within a fair walking distance of Bingley's excellent and broad range of amenities including, supermarkets, shops, cafes, bars and restaurants. Bingley railway station is an approximate 15 minute walk which provides regular and direct access to large business centres including Leeds and Bradford. The property is also placed close to the popular Myrtle Park which sits on the bank of the River Aire offering pleasant walks.

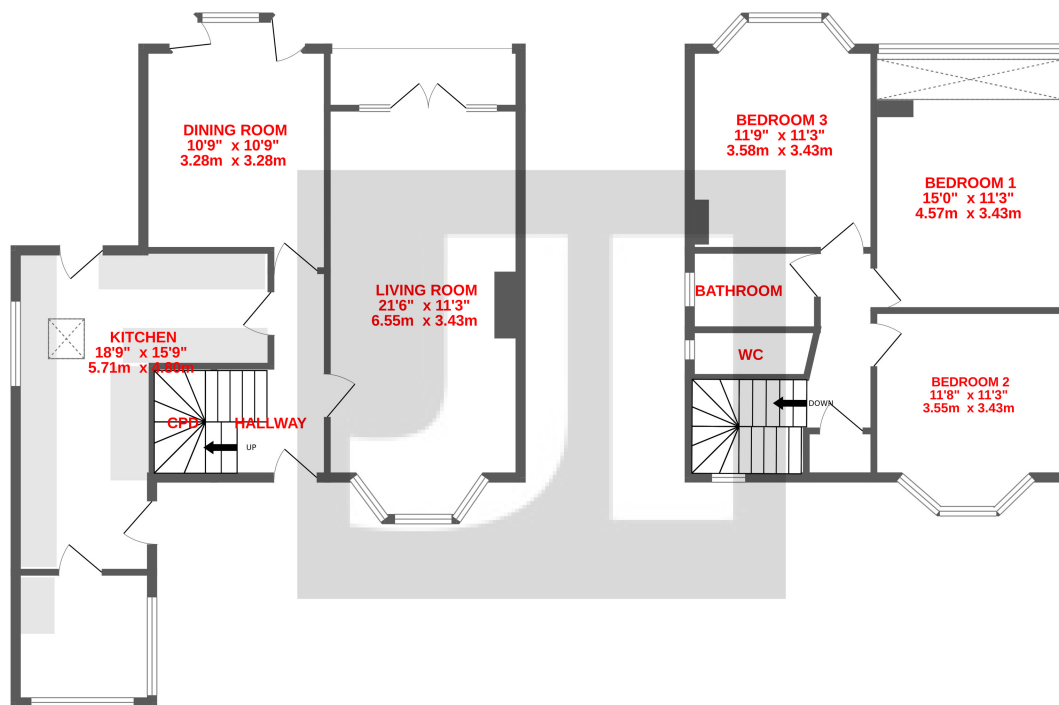
An impressive family home in a highly regarded and much sought after location, we would urge an early enquiry and viewing appointment.





GROUND FLOOR

1ST FLOOR



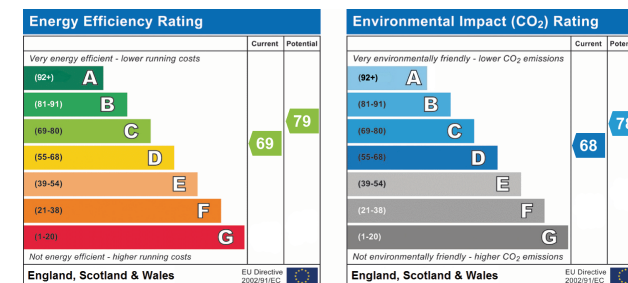
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

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.

Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

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