



**Britannia Wharf  
Bingley  
West Yorkshire  
BD16**

**Offers In Excess Of £120,000**

**bettermove**

# Britannia Wharf Bingley

Bettermove are proud to present this 2 bedroom apartment in Bingley, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing and electric heating throughout, with allocated parking available.

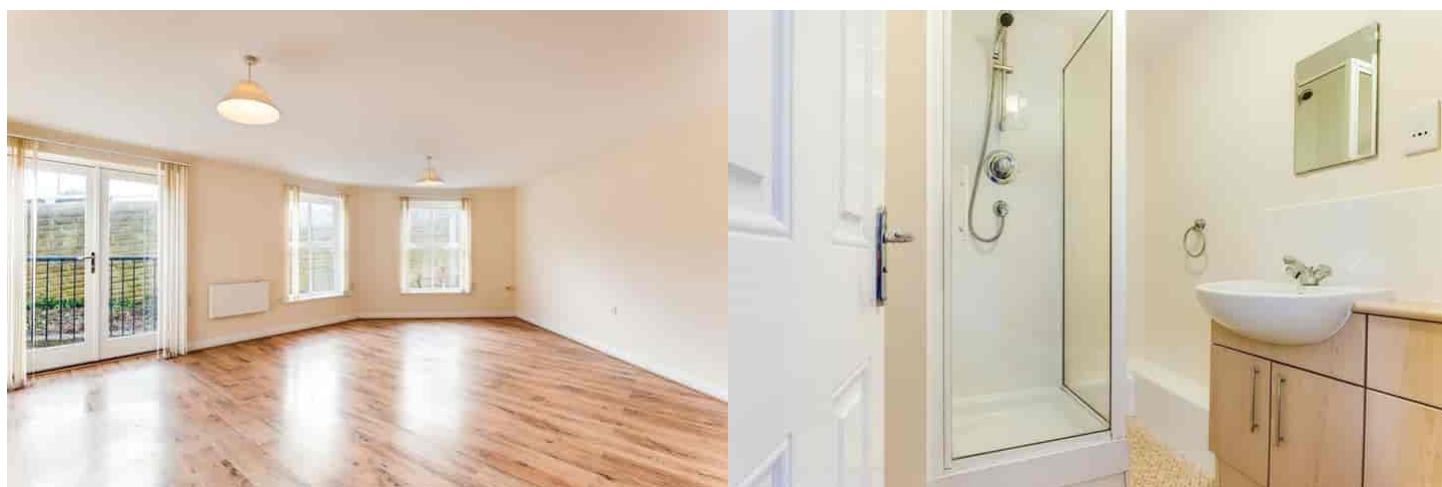
The council tax band is C.

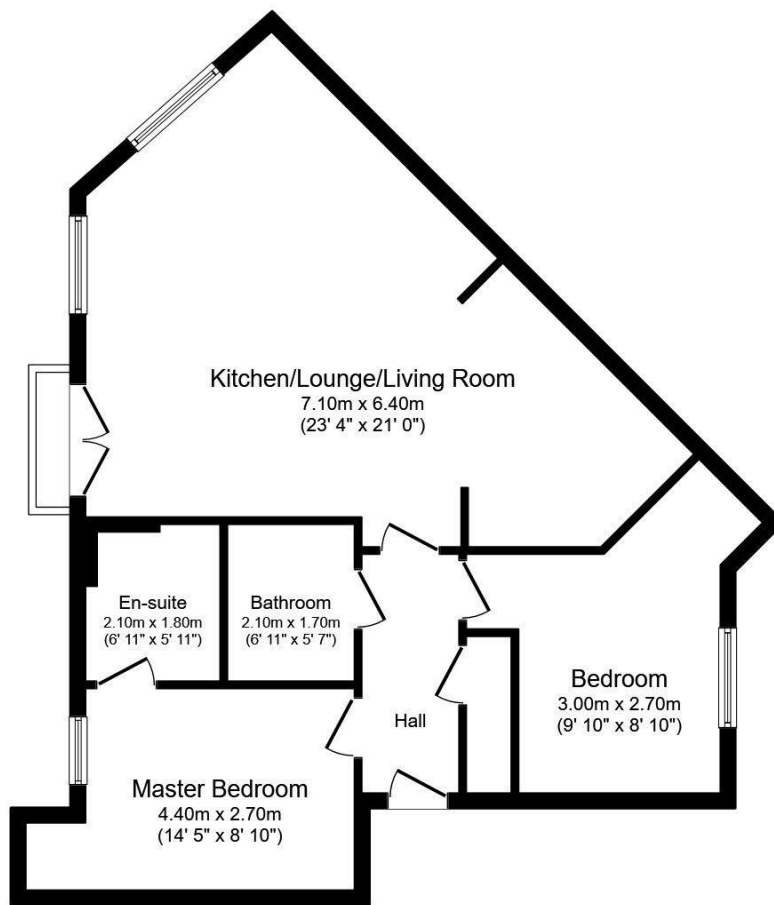
This is a leasehold property with 135 years remaining on the lease; the ground rent is £361.94 per annum and the service charge is £430.00 per quarter.

The interior of this beautifully presented, ground floor property comprises a spacious, open plan living room/kitchen area, two bedrooms, with the master bedroom having an attached en-suite and the family bathroom.

Located in the popular town of Bingley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Bingley Railway Station, a variety of local bus routes, and quick access to the A650.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





## Floor Plan

Total floor area 72.0 sq. m. (775 sq. ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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