

FOR SALE

£275,000 Freehold



16 Longwood View, Crossflatts, Bingley, West Yorkshire. BD16 2RZ

- Detached 4 Bedroom Bungalow
- 2 Reception Rooms - Kitchen
- Large Plot with Potential to Develop
- In Need of Modernisation - No Seller Chain
- Garage & Parking - Close to Crossflatts Train Station & Bingley Grammar School



PROPERTY DESCRIPTION

An exciting opportunity to renovate a 4 bedroom detached bungalow occupying a good sized plot, close to Crossflatts Train Station and Bingley Grammar School. In our opinion, the property could be developed further with potential to extend, subject to the necessary planning consents.

Benefiting from gas central heating with new boiler installed in October 2022, UPVC double glazing and the property was re-roofed in 2020.

In need of modernisation, the property briefly comprises; kitchen, two reception rooms, two bedrooms and family bathroom to the ground floor. Two further bedrooms with large storage room to the second. Outside, there is a driveway giving access to the large garage and gardens to front, side and rear. Offered with no Seller chain. Internal viewing is essential to appreciate the potential of the property on offer.



ROOM DESCRIPTIONS

Kitchen

Range of traditional base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Double electric oven, gas hob with extractor hood. Part tiled walls, radiator and part glazed entrance door. Double glazed windows to the front and side.

Dining Room

Double glazed window to the front, radiator and television point. Fitted gas fire and coved ceiling.

Living Room

Double glazed window, radiator, exposed beams and fitted gas fire.

Side Entrance

Double glazed door to the side and stairs to the first floor.

Bedroom 1

Double glazed window, radiator and fitted bedroom furniture. Exposed beams and radiator.

Bedroom 2

Double glazed window, radiator and fitted wardrobes.

Family Bathroom

3 piece modern suite in white comprising of bath with shower over, sink and back to wall pan w.c. Double glazed window, chrome heated towel rail, part tiled walls and part wood panelled walls.

First Floor

Landing

Double glazed dormer window and storage cupboard.

Bedroom 3

Double glazed dormer window, radiator and fitted wardrobe and drawers.

Bedroom 4

Double glazed dormer window, radiator and built in cupboard. Access to walk in store room.

Outside

Gardens

Driveway to the front leading to the garage. Patio area and walkway around to side. Further patio to the side. Large mainly laid to lawn rear garden with flower, tree and shrub borders. Stone and fence boundaries. Garden shed and outside tap.

Garage

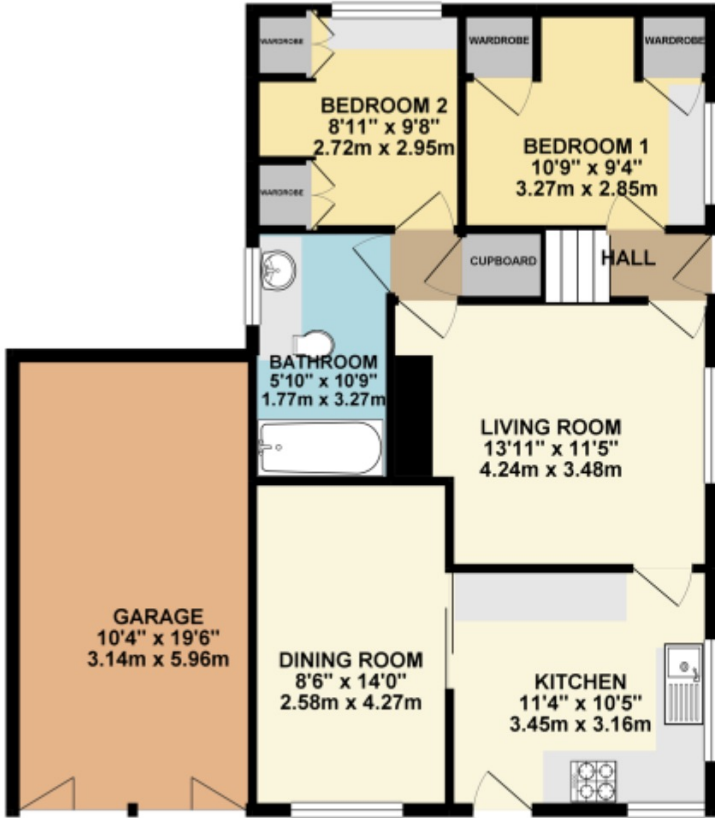
Wooden bi folding garage door to the front. Power and light. Fitted base and wall units with sink. Gas boiler.



FLOORPLAN & EPC



GROUND FLOOR 864.00 sq. ft.
(80.27 sq. m.)



1ST FLOOR 448.57 sq. ft.
(41.67 sq. m.)



TOTAL FLOOR AREA : 1312.57 sq. ft. (121.94 sq. m.) approx.

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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