

FOR SALE

£220,000 Freehold



## 3 Springfield Grove, Bingley, West Yorkshire. BD16 4LP

- Semi Detached - 2 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Kitchen/Diner - Conservatory
- Gardens Front & Rear - Driveway
- Close to Amenities in Bingley Town Centre
- No Seller Chain





## PROPERTY DESCRIPTION

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Offered with no seller chain, is this good sized two bedroom semi detached property which boasts a quiet cul-de-sac position within walking distance of amenities in Bingley Town Centre including the bus and rail network.

The property benefits from gas central heating, UPVC double glazing and has been re-roofed during the present seller's ownership. Briefly comprises; entrance, lounge, kitchen/diner and conservatory to the ground floor. Two bedrooms and modern bathroom to the first floor. Outside, there is a driveway with gardens to the front and rear.

Internal viewing is essential to appreciate the property on offer. Council tax band C.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 16 mbps, Superfast 74 & Ultrafast 2000 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>





## ROOM DESCRIPTIONS

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### Entrance

Double glazed entrance door and window to the front. Additional double glazed window to the side. Radiator. Stairs to the first floor.

### Lounge

Double glazed window to the front and radiator. Coved ceiling and wall light points. Living flame gas fire (installed 2024) having a marble hearth and surround

### Kitchen/Diner

Range of base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Gas cooker, plumbing for washing machine and space for tumble dryer. Patio doors leading out into the conservatory. Radiator and down lighters.

### Conservatory

Double glazed windows to the 3 sides. Double glazed door out into the garden. Radiator and tiled floor.

### First Floor

#### Landing

Double glazed window to the side and access to the loft space.

#### Bedroom 1

Double glazed window to the front. Radiator and walk in wardrobe. Fitted wardrobes and drawers.

#### Bedroom 2

Double glazed window to the rear and radiator. Fitted wardrobes and drawers.

#### Bathroom

3 piece modern suite in white comprising of panelled having a mains shower over, vanity sink set within a white high gloss base unit and low level w.c. Double glazed window to the rear. Fully tiled walls and chromed heated towel rail.

#### Outside

##### Gardens

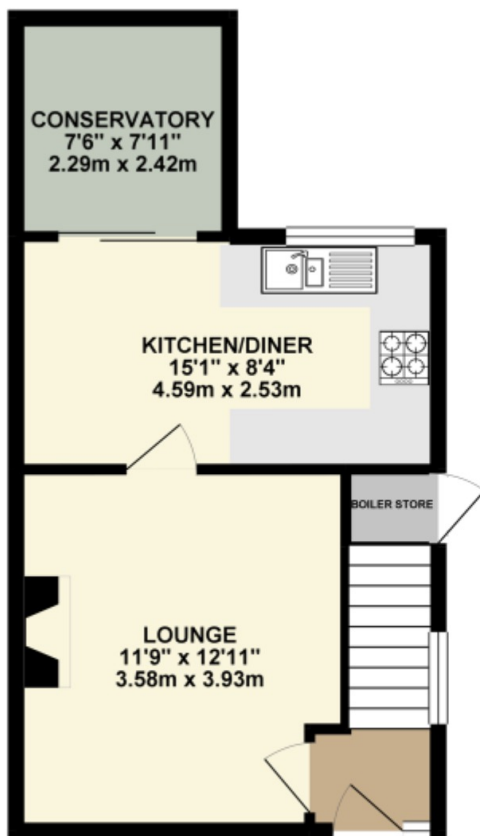
Driveway to the front with pebbled area. Hedge, fence and stone boundaries with gated access.

Paved rear garden having stone and fence boundaries. Garden shed and out side tap. Boiler store housing Worcester gas boiler which was last serviced in June 2024.

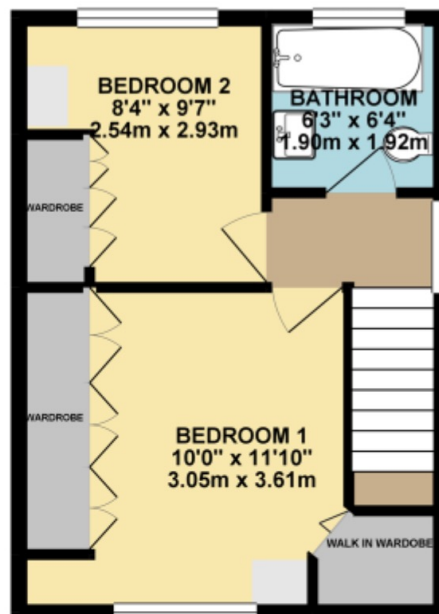


## FLOORPLAN

GROUND FLOOR 378.18 sq. ft.  
( 35.13 sq. m. )



1ST FLOOR 318.91 sq. ft.  
( 29.63 sq. m. )



TOTAL FLOOR AREA : 697.08 sq. ft. ( 64.76 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.  
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