

FOR SALE

£285,000 Freehold



# 10 Sunny Brae Crescent, Bingley, West Yorkshire. BD16 4RF

- 4 Double Bedroom Extended Semi
- Gas Central Heating - Double Glazing
- Lounge - Kitchen/Diner - Family Room
- Downstairs W.C - En-Suite Shower Room
- Driveway & Enclosed Rear Garden
- Cul-De-Sac Position - Internal Viewing Recommended





## PROPERTY DESCRIPTION

Well presented extended semi detached, occupying a cul-de-sac position in the popular Gilstead area of Bingley. Ideally placed for amenities in Bingley including the bus and rail network. Within the catchment of the well regarding Eldwick Primary, Beckfoot and Bingley Grammar Secondary Schools.

The property has undergone a program of improvements during the Seller's ownership including a two story extension built to the side, which was completed in 2021. There is cavity wall and roof insulation.

Briefly comprises; entrance hall, downstairs w.c, spacious lounge, dining kitchen with utility/store room and family room to the ground floor. Four double bedrooms, family bathroom and en-suite shower room to the first floor. Outside, there is a driveway to the front for several vehicles and lawned garden to the rear.

Internal viewing is essential to appreciate the size of the accommodation on offer. Council tax band B.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 15 mbps, Superfast 76 mbps & Ultrafast 1800. 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 Hall

Double glazed entrance door and windows to the front. Laminate floor, radiator and stairs to the first floor.

### Downstairs W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Heated towel rail, double glazed window to the front and laminate floor.

### Lounge

Double glazed window to the front and radiator. Archway into ...

### Kitchen/Diner

Modern kitchen by Howden's installed in 2019. Range of cream base and wall units having a complementary wooden work surface over. Electric double oven, induction hob and chimney extractor hood over. Stainless steel sink unit with mixer tap over. Built in dishwasher, built in washing machine, built in fridge and freezer. Double glazed window and double glazed bay window having a window seat. Utility room having fitted shelving and consumer unit. Plumbing for washing machine.

### Family Room

Double glazed window to the side and bi-fold doors out into the rear garden. Laminate floor, radiator and under stairs cupboard.

### First Floor

#### Landing

Double glazed window to the side, radiator, cupboard and access to the loft space.

### Double Bedroom 1

Double glazed window to the front having views across the valley. Radiator and laminate floor. Cupboard housing the gas boiler which is approx 6 years old and is serviced annually.

### En-Suite Shower Room

Modern 2 piece suite in white comprising of vanity sink unit and low level w.c. Step in shower cubicle with mains shower over. Double glazed window to the front, heated towel rail and tiled floor.

### Double Bedroom 2

Double glazed window to the rear and radiator.

### Double Bedroom 3

Double glazed window to the rear and radiator.

### Double Bedroom 4

Double glazed window to the rear and radiator. Velux window.

### Family Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Double glazed window to the front and Velux window. Extractor fan, heated towel rail and part tiled walls.

### Outside

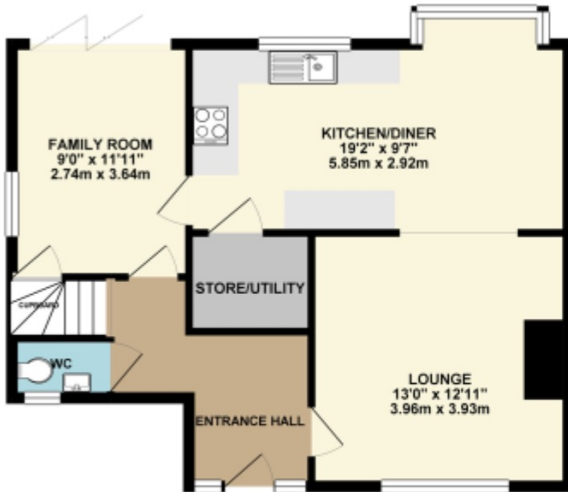
#### Gardens

To the front, there is a driveway for several vehicles. Gated access to rear garden. Mainly laid to lawn rear garden with decked area. Fence boundaries. Flower, tree and shrub borders.

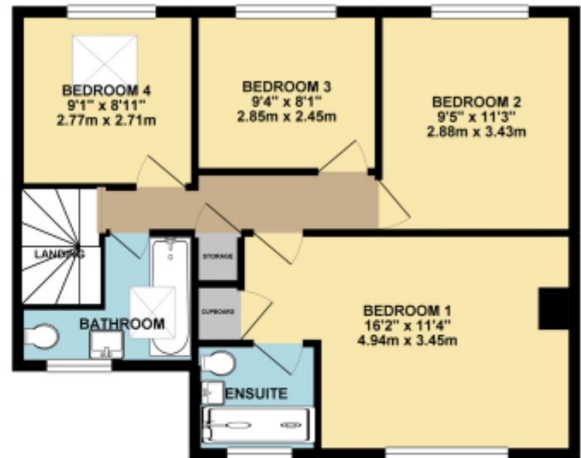


# FLOORPLAN

GROUND FLOOR 606.08 sq. ft.  
( 56.31 sq. m. )



1ST FLOOR 595.59 sq. ft.  
( 55.33 sq. m. )



TOTAL FLOOR AREA : 1201.67 sq. ft. ( 111.64 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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