



18 Granville Terrace, Bingley, West Yorkshire BD16 4HW

- A substantial four bedroom semi detached home with stunning ground floor extension
- Master bedroom with en suite shower room
- High quality fixtures and fittings throughout
- Situated in this prestigious and much sought after part of Bingley
- Driveway, sizeable integral garage and pleasant gardens
- Offered for sale with no onward chain - viewing highly recommended
- Fabulous open plan living / kitchen space with bi folding doors
- Ground floor w.c.

£450,000 Freehold



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DESCRIPTION

Jl Estates are delighted to offer for sale this superb and well established four bedroom semi detached family home which offers substantial living accommodation having the added benefit of a sizeable and well designed ground floor extension together with many additional features that will be favoured for family living.

The well presented accommodation enjoys an array of impressive fixtures and fittings and includes a gas fired central heating system, uPVC double glazing and boasts an impressive entrance hall , spacious living room with bay window, feature fireplace and living flame gas stove, good sized dining room and a real feature is the 'wow factor' ground floor extension which provides a superb open plan kitchen, dining and living space with bi-folding doors that lead to the rear garden. The high spec and well planned kitchen includes a comprehensive range of stylish units, working surfaces and a range of integrated appliances. There is a useful ground floor w.c. and good sized integral garage which incorporates a utility space.

To the first floor there is a spacious landing area, four good sized bedrooms, the master having the benefit of an ensuite shower room / wc and the house bathroom includes a stylish & modern suite in white comprising bath with shower over, pedestal basin and matching low suite w.c.

The property is delightfully situated in one of Bingley's prestigious residential locations with Bingley town centre approximately 1/2 mile distant with its range of shopping facilities, amenities, bars, restaurants and well respected primary and secondary schools. The location is also well served by excellent road and rail access to many West and North Yorkshire business centres which include Bradford and Leeds.

Externally the property stands in pleasant well established gardens, there is a lawn area to the fore together with driveway space leading to the integral garage. The enclosed rear garden is relatively level and enjoys both flagged patio areas and lawn with planting borders.

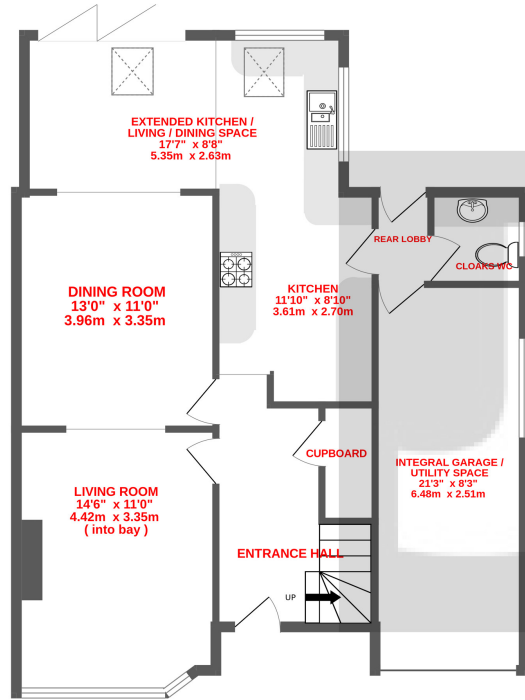
The property is conveniently being offered for sale with no onward chain.

This is an excellent and rare opportunity to acquire a distinctive family home in this highly desirable part of Bingley - viewings are highly recommended.

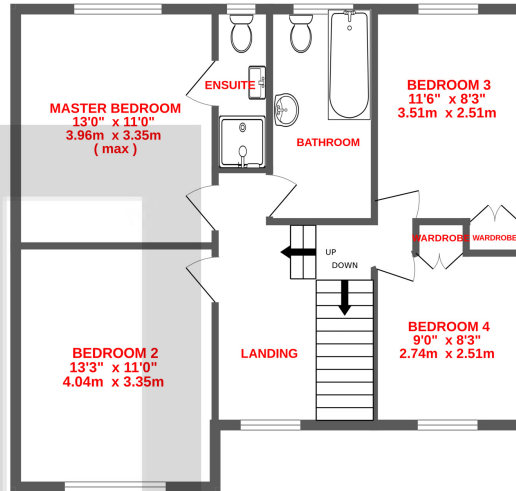




GROUND FLOOR

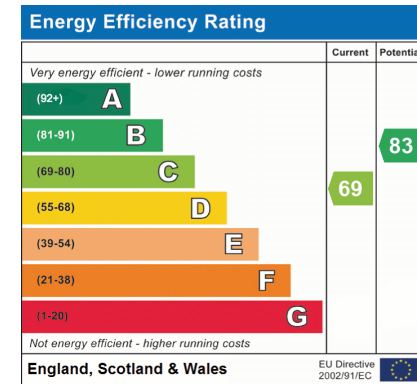


1ST FLOOR



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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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.

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to sell or let?

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.

01274 533322

67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

info@jiestates.co.uk

Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00