

FOR SALE

£295,000 Freehold



13 Plevna Terrace, Bingley, West Yorkshire. BD16 4BX

- Spacious Stone Built Mid Terrace - 4 Bedrooms
- Prime Bingley Location Close to Five Rise Locks & Amenities
- 2 Reception Rooms - Basement Dining Kitchen
- Utility Room - Modern Shower Room & Bathroom
- Utility Room - Study Area
- No Seller Chain



PROPERTY DESCRIPTION

Stone built mid terrace situated in a well regarded area off Park Road in Bingley. Within a short walk of the historic Five Rise Locks and Leeds Liverpool Canal. Ideally placed for amenities including the bus and rail network, making the commute into Leeds only a 20 minute train journey away. Within the catchment area of the sought after Beckfoot and Bingley Grammar Schools.

This is a well loved family home and has been owned by the present Seller's for over 40 years. Situated over 4 floors and boasts over 1500 sqft of accommodation. The property featured in the Yorkshire Post in 2007 when extensive work was carried out to provide a basement conversion.

The property benefits from double glazing and gas central heating having a new boiler installed 16/10/2023. Briefly comprises; entrance hall, two reception rooms and study area to the ground floor. Dining kitchen, useful store room, utility room and shower room to the basement level. Three bedrooms and modern bathroom to the first floor. Large attic bedroom with ample under eaves storage to the second. Outside, there is a garden area to the front and enclosed south east facing rear garden with three storage sheds.

Council tax band B. No Seller chain, therefore a quick completion can be achieved if necessary. Internal viewing is essential to appreciate the size of the accommodation on offer.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 16 mbps, Superfast 80 mbps, Ultrafast 900 mbps. Satellite & Cable TV Availability is through BT & Sky. 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

Entrance Hall

Part glazed entrance door. Feature cast iron radiator and original feature tiled floor. Stairs to the first floor.

Reception 1

Bay window to the front, steel column feature radiator and television point. Cast iron multi fuel stove set on a tiled hearth. Coved ceiling and picture rail. Fitted shelves.

Reception Room 2

Part glazed entrance door and double glazed sash window to the rear. Steel column feature radiator. Coved ceiling, fitted shelves and cupboards. Cast iron gas stove set on a stone hearth. Opening into ...

Study Area

Double glazed sash window to the rear and stairs to the basement.

Basement Level

Dining Kitchen

Fully tanked area which was converted in 2006. Bespoke Nobilia German kitchen fitted 2023/2024 comprising of light grey base and wall units having a complementary work surface over. Stainless steel double drainer sink unit with Quooker tap. Electric oven, gas hob and extractor. Integral fridge and freezer. Integral slim line dishwasher, Part tiled walls, Worcester gas boiler that was installed 16/10/2023. Double glazed window and part glazed door to the rear. Under floor electric heating. Wooden floor to the dining area having double glazed window to the front. Useful store room having power and light. Steel column radiator.

Utility Room

Range of base and wall units having a complementary work surface over. Stainless steel sink unit having a mixer tap over. Plumbing for washing machine.

Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower over. Stainless steel heated towel rail, tiled floor, part tiled walls and extractor fan.

First Floor

Landing

Stairs to the second floor.

Bedroom 1

Double glazed sash window to the front and radiator.

Bedroom 2

Double glazed sash window to the rear, radiator and fitted cupboards.

Bedroom 3

Double glazed sash window to the front and radiator.

Family Bathroom

3 piece modern suite in white comprising of 'P'shaped bath having a mains shower over, sink unit and back to wall pan w.c set within a high gloss grey unit. Part tiled walls, stainless steel towel rail. Double glazed sash window to the rear and fitted mirrored cabinet with light.

Second Floor

Attic Bedroom

Velux window to the rear. Radiator. Access to under eaves storage.

Outside

Gardens

Paved area to the front with flower border.

Enclosed paved yard to the rear having gated access.

Three useful stores.

Please note that there is an unadopted road to both the front and rear. The boundary line for the property extends into the middle of the road, at both the front and rear.

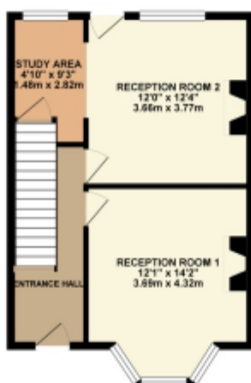


FLOORPLAN

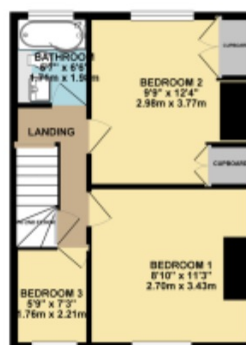
BASEMENT 431.50 sq. ft.
(40.09 sq. m.)



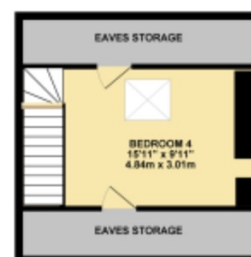
GROUND FLOOR 431.56 sq. ft.
(40.09 sq. m.)



1ST FLOOR 416.57 sq. ft.
(38.70 sq. m.)



2ND FLOOR 307.55 sq. ft.
(28.57 sq. m.)



TOTAL FLOOR AREA: 1587.18 sq. ft. (147.45 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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