

FOR SALE

£105,000 Leasehold



Flat 10, 1 Merchants Court, Bingley, West Yorkshire. BD16 1DL

- 2 Bedroom Second Floor Apartment
- UPVC Double Glazing - Electric Heating
- Lounge - Kitchen
- Allocated parking Space & Visitors Parking
- Close to Bingley Town Centre & Five Rise Locks
- In Need of some Refurbishment



PROPERTY DESCRIPTION

In need of some refurbishment is this second floor, two bedroom apartment. Ideally placed for access to the amenities in Bingley Town Centre including bus and rail network, supermarket and post office.

Briefly comprises; entrance hall, lounge with Juliet balcony and kitchen, double bedroom with balcony and further double bedroom and bathroom. Outside, there is an allocated parking space and visitors parking.

Offered with no Seller chain. Council tax band B. Ideal for First Time Buyers and Investors.



ROOM DESCRIPTIONS

Entrance Hall

Entrance door and electric wall heater, Cupboard housing hot water cylinder and further storage cupboard.

Lounge

Double glazed patio doors leading onto Juliet balcony. Security entry phone system, electric wall heater, television and telephone points. Opening into ..

Kitchen

Range of beech base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Washing machine and fridge freezer. Electric oven and hob with extractor hood over.

Bedroom 1

Double glazed door out onto balcony. Electric heater, television and telephone point.

Bedroom 2

Double glazed window and electric wall heater.

Bathroom

3 piece suite in white comprising of panelled bath, vanity sink unit and low level w.c. Heated towel rail and extractor fan.

Outside

Allocated Parking and Visitors Parking.

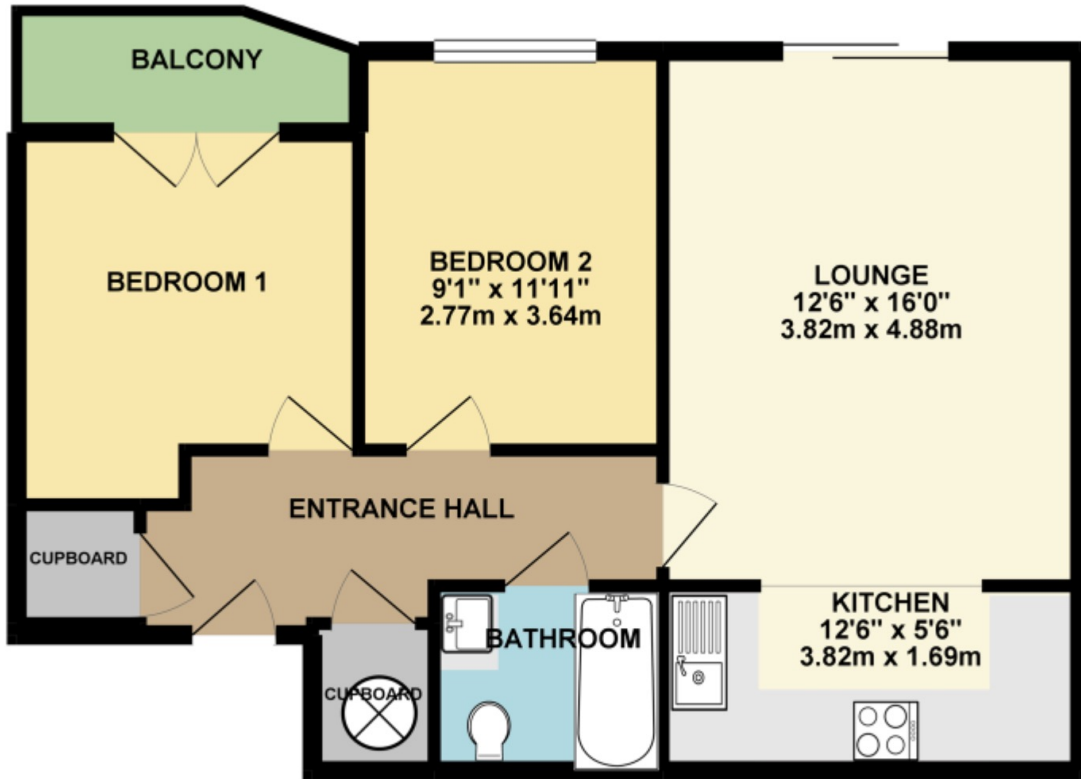
Agent's Notes:

There is the remainder of a 155 year lease which commenced in 2005. The ground rent is £175 per annum and maintenance charge of £298.83 a quarter.

FLOORPLAN & EPC



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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@kmmaxfield.com