

FOR SALE

£235,000 Freehold



4 Southfield Road, Bingley, West Yorkshire. BD16 1EA

- 3 Bedroom Mid Town House
- Gas Central Heating - Lounge - Dining Kitchen
- Parking for 1 Vehicle - Large Rear Garden
- Ideal Location for Amenities & Schools



PROPERTY DESCRIPTION

Well presented mid town house, in a sought after location close to the well regarded Beckfoot Secondary and Myrtle Park Primary Schools. Ideally placed for amenities in Bingley including the bus and rail network, making the commute into Leeds City Centre only a 20 minute train journey away.

The accommodation comprises; entrance hall, spacious lounge, dining kitchen and useful pantry to the ground floor. Three bedrooms and bathroom to the first floor. Outside, the property occupies an attractive plot having a cul-de-sac position with parking for one vehicle and enclosed garden to the front, and large garden to the rear.

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



ROOM DESCRIPTIONS

Entrance Hall

Entrance door and window to the front.
Radiator and stairs to the first floor.

Lounge

Window to the front, radiator, picture rail, coved ceiling and television point. Living flame gas fire.

Kitchen/Diner

Range of cream base and wall units having a complementary work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Electric oven, gas hob and extractor hood. Part tiled walls and radiator. Built in microwave and washing machine. Bay window and door to the rear. Pantry with window.

Landing

Bedroom 1

Window to the front and radiator.

Bedroom 2

Window to the rear and radiator.

Bedroom 3

Window to the front and radiator.

Family Bathroom

3 piece coloured suite comprising of panelled bath, pedestal wash hand basin and low level w.c. Part tiled walls and part wood panelled walls. Radiator, built in cupboard and window to the rear.

Outside

Gardens

To the front there is a parking space for one vehicle and enclosed lawned garden.

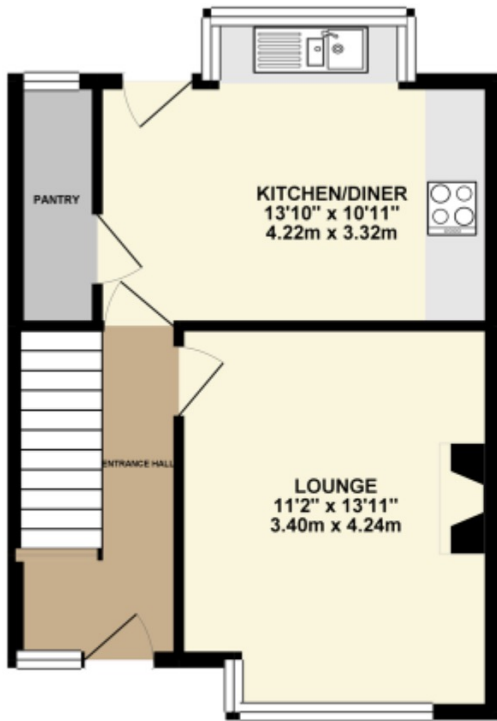
To the rear, there is an extensive garden having both patio and lawned areas. Mature planting of flower, tree and shrub borders. Fence and hedge boundaries. Please note there is a right of access for the neighbours over the rear garden.



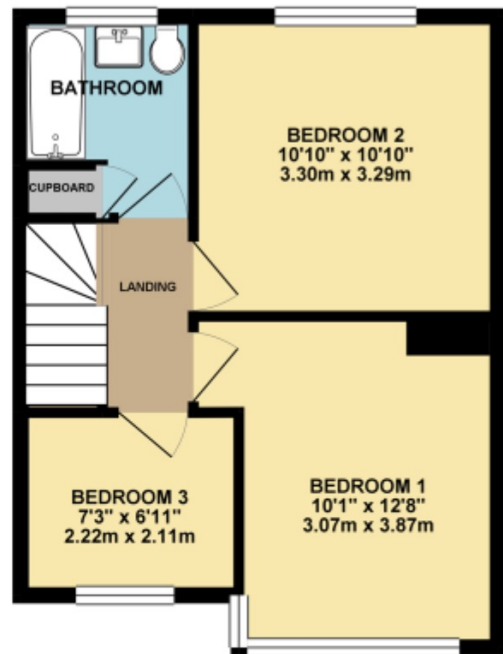
FLOORPLAN



GROUND FLOOR 393.20 sq. ft.
(36.53 sq. m.)



1ST FLOOR 376.74 sq. ft.
(35.00 sq. m.)



TOTAL FLOOR AREA : 769.94 sq. ft. (71.53 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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