

FOR SALE

£389,950 Freehold



42 The Locks, Bingley, West Yorkshire. BD16 4BG

- Mid Town House - 4 Bedrooms
- Spacious Open Plan Lounge/Diner with Kitchen Area
- Further Reception Room with Utility Area
- Downstairs W.C. - Family Bathroom - Two En-suite Shower Rooms
- Parking for Two Vehicles - Close to Bingley Town Centre
- Overlooks the Leeds Liverpool Canal



PROPERTY DESCRIPTION

Well presented modern townhouse on the popular Locks development in Bingley. Boasting an enviable plot, overlooking the Leeds Liverpool Canal to the rear. Ideally placed close to amenities in Bingley including the bus and rail network. Part of the catchment of the sought after Beckfoot and Bingley Grammar secondary schools.

The accommodation has been developed further by the current owners to provide additional reception room and bedroom and boasts over 2000 sqft of living space. Briefly comprises; entrance hall, spacious reception room with utility area that could have a variety of uses, ample storage and downstairs w.c to the ground floor level. To the first floor there is a spacious light and airy open plan living room with dining and kitchen area having a balcony to both the front and rear elevations. Two double bedrooms, family bathroom and en-suite shower room to the second floor. Master bedroom suite with en-suite shower room with further single bedroom and balcony to the third floor. Outside, there is parking and garage/store to the front, with enclosed garden to the rear. Outstanding panoramic views to the rear over looking the valley and the Leeds Liverpool Canal.

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



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door to the front, radiator and stairs to the first floor. Herringbone design Kardean floor

Reception 1

Large space which could have a variety of uses. Double glazed door to the rear. Down lighters, herringbone design Kardean floor. Boiler cupboard. Utility area having base and wall units with space for a fridge freezer and has plumbing for washing machine. 1 1/2 bowl sink unit. Feature radiators.

Downstairs W.C

2 piece modern suite comprising of vanity wash hand basin and low level w.c. Extractor fan, down lighters and herringbone design Kardean floor.

First Floor

Landing

Radiator and stairs to the first floor.

Open Plan Lounge with Dining & Kitchen Areas

Floor to ceiling double glazed window and balcony to the rear with views across the valley and the Leeds Liverpool canal. Double doors opening onto balcony to the front overlooking the locks development. Radiators, television point and wall light points. Laminate floor. Range of contrasting wood effect and cream base and wall units having a complementary work surface over. 5 burner gas hob and extractor hood. Double Neff electric oven and built in microwave. Built in fridge and freezer. Built in dishwasher. Stainless steel 1 1/2 bowl sink unit with mixer tap over. Down lighters, part tiled walls and double glazed window to the side and rear.

Second Floor

Landing

Double glazed window to the rear with views across the valley and canal. Radiator, storage cupboard and stairs to the second floor.

Bedroom 2

Double glazed window to the front and radiator.

En-suite Shower Room

2 piece suite comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle with electric shower. Shaver point, part tiled walls and double glazed window to the front.

Bedroom 3

Double glazed window to the rear with views overlooking the canal. Radiator and fitted wardrobes.

Family Bathroom

3 piece suite in white comprising of panelled bath having a hand held shower attachment, pedestal wash hand basin and low level w.c. Radiator and part tiled walls. Kardean floor.

Second Floor

Landing

Double glazed window to the rear with panoramic views across the valley and canal.

Master Bedroom

Double glazed window to the front, radiator and fitted wardrobes.

En-suite Shower Room

3 piece contemporary suite in white comprising of freestanding bath having hand held shower attachment, vanity sink unit and low level w.c. Large step in shower cubicle with mains shower over. Part tiled walls, double glazed window, extractor fan and down lighters. Kardean floor.

Bedroom 4

Double glazed window to the rear and door onto balcony having views across the valley and canal to the rear. Radiator and herringbone design Kardean floor.

Outside

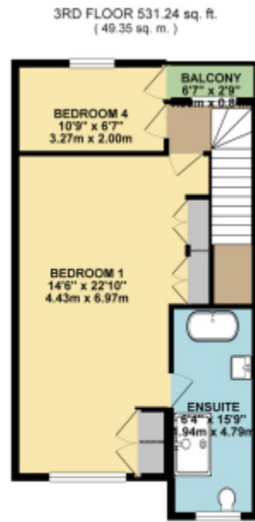
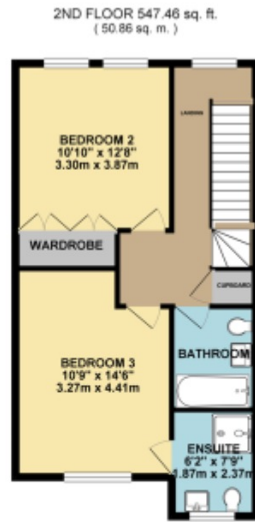
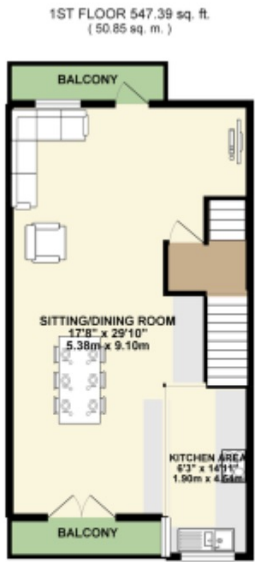
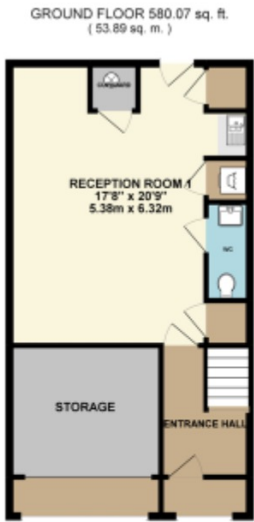
Parking for one vehicle directly outside the property. Additional private communal parking opposite. Access into the garage which has now been divided and now provides a useful store which has an electric roller door, cold water tap, power and light. Enclosed paved garden to the rear overlooking the Leeds Liverpool canal. Tap, barbecue area and fence boundaries.

Agent's Notes:

The Seller makes a payment of approx. £19.29 a month to the management that looks after the Locks development. This covers the ongoing site maintenance of all communal areas including the roof top garden that all owners have access to. Within the fee is a contribution towards the sinking fund.



FLOORPLAN & EPC



TOTAL FLOOR AREA: 2206.15 sq. ft. (204.96 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 areas 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		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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