

FOR SALE

£299,950 Freehold



16 Wagon Lane, Bingley, West Yorkshire. BD16 1LT

- Well Presented 3 Bedroom Extended Semi
- Gas Central Heating - UPVC Double Glazing
- Lounge - Sitting Room - Open Plan Dining Kitchen
- Utility/Downstairs W.C - Good Sized Gardens
- Off Road Parking - No Seller Chain



PROPERTY DESCRIPTION

Beautifully presented extended semi detached situated in a well regarded area of Bingley. Close to the Ofstead outstanding Beckfoot Secondary School. Ideally placed for amenities in both Bingley and Saltaire, with easy access to the bus and road network. The commute into Leeds is only an approx. 25 minute train journey away. There are some beautiful countryside walks on your doorstep with the Leeds Liverpool Canal close by.

Having been refurbished in the last 4 years, the property offers ready to move into, turn key accommodation. Briefly comprises; entrance hall, lounge with sliding doors into the sitting room which opens into the dining kitchen providing a great light and airy entertaining space. There is a utility room with downstairs wc. To the first floor there are 3 bedrooms and bathroom. Useful attic space with pull down ladder which has the potential to develop further, subject to the necessary planning consents. Outside, the property is set back from the road having a lawned garden to the front with block paved parking space and good sized south facing rear garden.

Offered with no seller chain. Council tax band D. Internal viewing is essential to appreciate the accommodation on offer.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 17 mbps, Superfast 57 & Ultrafast 2000 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. 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

Double glazed entrance door and window to the front. Laminate floor, radiator and stairs to the first floor.

Lounge

Double glazed bay window to the front, radiator, coved ceiling and picture rail. Built in cupboards and shelving. Sliding doors into ...

Sitting Room

Cast iron stove set on a stone hearth. Built in drawers and fitted shelving. Laminate floor, radiator and coved ceiling. Opening into ...

Dining Kitchen

Range of light grey base and wall units having a complementary work surface over. Built in electric oven, hob and extractor hood. Sink having a mixer tap over. Built in dishwasher and fridge freezer. Breakfast bar, laminate floor and down lighters. Double glazed window to the rear and double doors out into the rear garden.

Utility Room/W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Plumbing for washing machine. Gas boiler and laminate floor.

First Floor

Landing

Double glazed window to the side. Access to the loft space via a retractable ladder.

Bedroom 1

Double glazed window to the front, radiator and laminate floor. Built in wardrobes and cupboards. Picture rail and coved ceiling.

Bedroom 2

Double glazed window to the rear, radiator and laminate floor. Built in cupboard and picture rail.

Bedroom 3

Double glazed window to the front, radiator and laminate floor. Cupboard over the stairs.

Family Bathroom

3 piece suite in white comprising of panelled bath having a hand held mixer shower, sink set within a high gloss white unit and low level w.c. Step in shower cubicle having a mains shower. Chrome heated towel rail, part tiled walls, extractor fan and down lighters. Under floor heating. Chrome heated towel rail. Double glazed window to the rear and fitted mirror with light.

Outside

Gardens

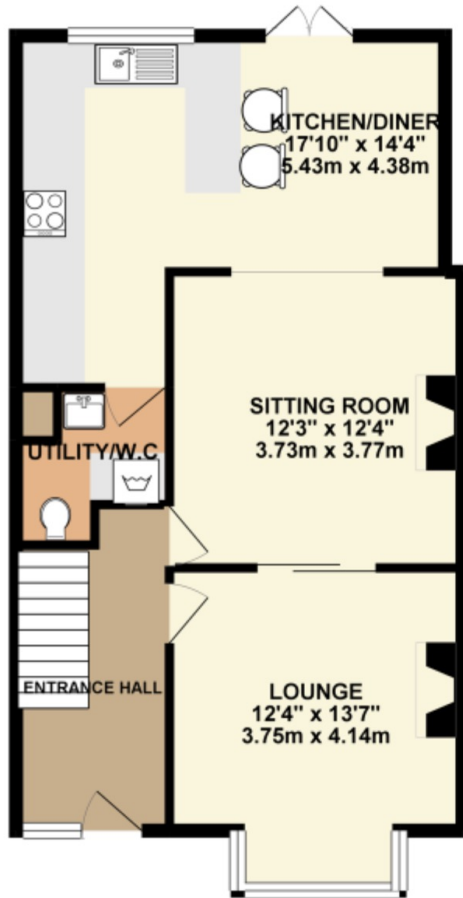
Lawned garden to the front with paved walkways. Stone and fence boundaries. Tree and shrub borders. Block paved parking space which could be extended further.

Mainly laid to lawn south facing rear garden with patio area. Garden shed, electric point and outside light. Flower, tree and shrub borders.

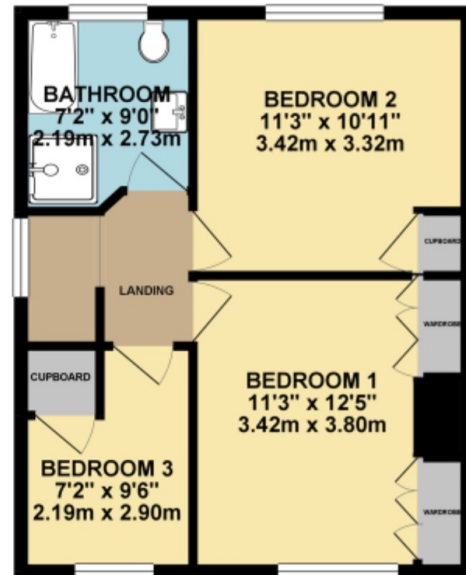


FLOORPLAN & EPC

GROUND FLOOR 628.77 sq. ft.
(58.41 sq. m.)



1ST FLOOR 435.26 sq. ft.
(40.44 sq. m.)



TOTAL FLOOR AREA : 1064.03 sq. ft. (98.85 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	46	
(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@kmmmaxfield.com