

FOR SALE

£245,000 Freehold



## 22 Sleningford Road, Crossflatts, Bingley, West Yorkshire. BD16 2SF

- Modern End Townhouse - 3 Bedrooms
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm
- Downstairs W.C - Modern Kitchen with Integral Appliances
- Spacious Lounge/Diner
- En-Suite Shower Room - Drive & Garage
- Ideally Placed for Amenities inc Bus & Rail Links
- Gardens



## PROPERTY DESCRIPTION

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Beautifully presented modern townhouse built in 2014. Situated in the popular Crossflatts area of Bingley, ideally placed for the bus and rail links. The well regarded Crossflatts Primary School and Bingley Grammar are within easy reach.

Benefiting from gas central heating, UPVC double glazing and intruder alarm. Briefly comprises; entrance hall, downstairs w.c, kitchen and spacious lounge/diner with double doors opening out onto a large decked area to the ground floor. Three bedrooms, en-suite shower room and family bathroom to the first. Outside, there is a driveway leading to a single garage and garden area to the front. To the rear, there is a good sized enclosed garden. Council tax band C.



## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door to the front. Radiator, laminate floor and stairs to the first floor

### Downstairs W.C.

2 piece suite in white comprising of wash hand basin and low level w.c. Double glazed window to the side, radiator and laminate floor

### Kitchen

Range of high gloss base and wall units having a complimentary work surface over. Electric oven, electric hob with extractor hood over. Integral fridge and freezer. Integral dishwasher. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Double glazed window to the front, radiator and laminate floor. Under stairs cupboard.

### Lounge/Diner

Double glazed window and double doors leading out onto a decked area. Large under stairs cupboard. Radiator, television point and laminate floor

### First Floor

#### Landing

Double glazed window to the side. Access to the loft space which is partly boarded with light, and having a pull down loft ladder. Large cupboard over the stairs.

#### Bedroom 1

Double glazed window to the rear having views across the valley. Radiator

#### En-Suite Shower Room

2 piece suite in white comprising of semi pedestal wash hand basin and low level w.c. Large step in shower cubicle having a mains shower. Part tiled walls and tiled floor. Extractor fan, chrome heated towel rail and mirrored cabinet.

#### Bedroom 2

Double glazed window to the front and radiator.

#### Bedroom 3

Double glazed window to the rear and radiator

#### Family Bathroom

3 piece suite in white comprising of panelled bath having a mixer shower over, pedestal wash hand basin and low level w.c. Part tiled walls, tiled floor and chrome heated towel rail. Double glazed window to the front

### Outside

#### Gardens

To the front there is a driveway leading to the garage and garden frontage.

To the rear, there is a tiered rear garden having lawned and decked areas. Barked area with flower, trees and shrubs. Fence boundaries.

#### Garage

20'1 x 8'7

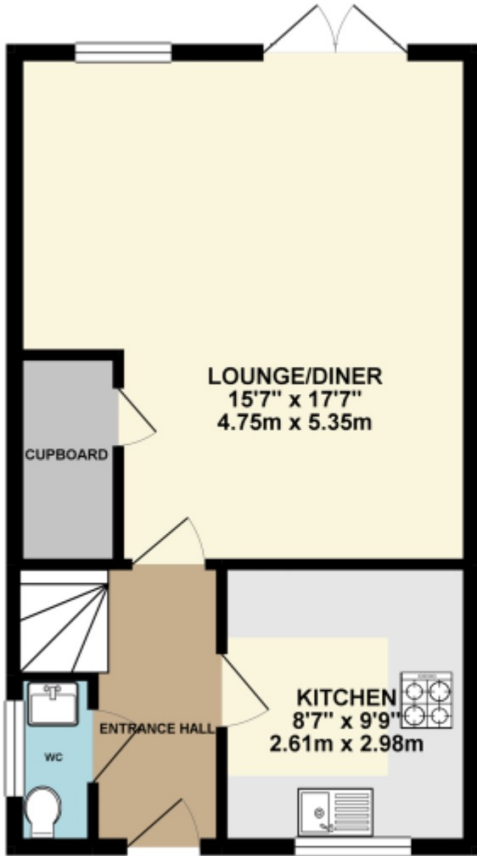
Up and over door. Power and light. Ideal gas boiler. Consumer unit, gas and electric meters. Door out into rear garden.



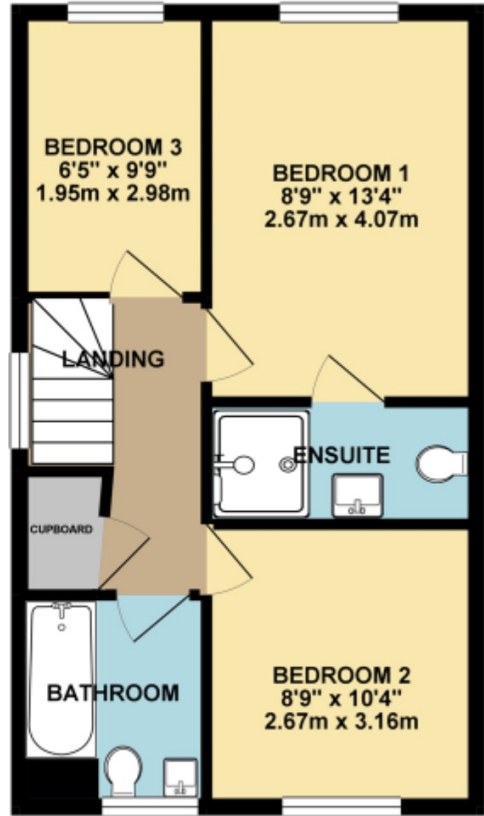
# FLOORPLAN & EPC



GROUND FLOOR 426.68 sq. ft.  
( 39.64 sq. m. )




1ST FLOOR 426.68 sq. ft.  
( 39.64 sq. m. )



TOTAL FLOOR AREA : 853.36 sq. ft. ( 79.28 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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