

FOR SALE

£695,000 Freehold



## 11 Stonegate, Bingley, West Yorkshire. BD16 4SA

- Executive Detached - 5 Double Bedrooms plus Study
- Spacious Lounge - Kitchen/Diner
- En-Suite to Master Bedroom - Drive & Double Garage
- Downstairs W.C. - Utility Room
- Ground Floor Extension Offering Additional Dinning and Seating Areas with Bi Folding Doors to Rear Garden
- Gas Central Heating - UPVC Double Glazing
- Intruder Alarm - CCTV System





## PROPERTY DESCRIPTION

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Well appointed executive detached, situated in a much sought after area off Lady Lane in Bingley. Ideally placed for amenities in Bingley Town Centre including the rail network. Part of the catchment area for the well regarded Beckfoot and Bingley Grammar Secondary Schools.

Built in approx.1994 by Barrett as part of their Prestige range, the spacious property has been fully refurbished and finished to a very high standard. The good sized family accommodation briefly comprises; entrance hall, downstairs w.c, kitchen/diner, utility room, spacious lounge with ground floor extension offering dining and sitting areas, Bi folding doors to rear garden and log burning stove. Five double bedrooms, en-suite shower room to the master, study/bedroom 6 and family bathroom to the first floor. Outside, the property occupies a quiet cul-de-sac position having a leafy aspect. Double width driveway leading to the double garage and gardens to the front and rear.

Internal viewing is essential to appreciate the size and quality of the accommodation on offer. Council tax band G.



# ROOM DESCRIPTIONS

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## Entrance Hall

Double glazed entrance door to the front and double glazed windows to the side. Wooden floor, feature radiator and stairs to the first floor.

## Downstairs W.C.

2 piece suite in white comprising of sink unit and low level w.c. Fitted mirror with light. Part tiled walls and wooden floor. Chrome heated towel rail.

## Kitchen/Diner

Range of high gloss dark grey base and wall units having a complementary quartz work top over. Induction hob and extractor hob. Two electric ovens, steam oven, combination microwave. 1 1/2 bowl sink unit having a mixer tap over. Integral dishwasher, tiled floor and down lighters. Central island/breakfast bar in contrasting high gloss light grey units. Double glazed windows to the rear and French doors out into the rear garden.

## Utility Room

Range of fitted high gloss base and wall units having a complementary work surface over. Stainless steel sink unit, plumbing for washing machine and dryer. Integral freezer. Double glazed window and door to the rear. Access into the garage.

## Lounge

Double glazed bay window to the front. Television point and coved ceiling. Gas stove set on a stone hearth and having a stone surround. Electric blinds to the front window and double doors to extension

## Ground Floor Extension

Extended to the rear of the property and off the lounge, this is a large open space having dining and sitting areas. Bi folding doors out into the garden. Double glazed window to the both front and rear elevations. Velux windows. Tiled floor, radiator and feature radiator, down lighters and fitted ceiling speaker. Cast iron log burning stove.

## First Floor

### Master Bedroom

Double glazed window to the front with electric blinds and radiator. Fitted Hammonds wardrobes. Concealed television point. Access to the loft space.

### En-Suite Shower Room

2 piece contemporary suite in white comprising of vanity sink unit and low level w.c. Large walk in shower. Part tiled walls and tiled floor. Music speakers in the ceiling. Double glazed window to the front and fitted mirror with light. Heated towel rail.

### Bedroom 2

Double glazed window to the front, radiator and wooden floor.

### Bedroom 3

Double glazed window to the rear, radiator and down lighters.

### Bedroom 4

Double glazed window to the front, radiator and cupboard housing hot water cylinder. Fitted Hammond wardrobes.

### Bedroom 5

Double glazed window to the rear, radiator and down lighters.

### Study/Bedroom 6

Double glazed window to the rear, radiator and CCTV system.

### Family Bathroom

3 piece suite in white comprising of panelled bath, wash hand basin and low level w.c. Fully tiled walls, tiled floor and double glazed windows to the rear. Chrome heated towel rail.

### Outside

#### Gardens

Block paved driveway to the front leading to the double garage. Lawned area with shrub borders, and hedge boundaries. Enclosed garden to the rear having UPVC decking with decking lights. Artificial lawned areas. Raised borders having tree and shrub borders. Hot and cold water taps, external fixed patio heater, several power points, security light to front and rear. Garden lights.

#### Garage

Double garage having two roller electric doors. Power and light. Gas boiler. Water tap.





# FLOORPLAN & EPC



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 purpose 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	70	
(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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