

FOR SALE

£145,000 Freehold



12 Binns Street, Bingley, West Yorkshire. BD16 4ND

- Stone Built Inner Terrace in Popular Bingley location
- 2 Double Bedrooms Plus Attic Room
- Kitchen/Diner - Lounge
- UPVC Double Glazing - Enclosed Yard to Rear
- No Seller Chain - Ideally Placed for Amenities in Bingley
- In Need of Some Refurbishment



PROPERTY DESCRIPTION

Offered with no Seller chain, is this inner terrace situated in a popular area of Bingley, off Belgrave Road. Ideally placed for amenities in Bingley Town Centre including the bus and rail network, making the commute into Leeds only an approx. 20 minute train journey away.

The property would benefit from some refurbishment. Briefly comprises; lounge and kitchen/diner to the ground floor, two double bedrooms and shower room to the first floor, with overall attic room to the second floor. Outside, there is an enclosed yard to the rear.

Council tax band B.

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 14 mbps, Superfast 39 & 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

Lounge

Double glazed entrance door and window to the front. Fitted shelves, coved ceiling and wall light points.

Inner Hall

Stairs to the first floor.

Kitchen/Diner

Modern range of white high gloss units having a complementary wooden work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Electric oven, electric hob and extractor hood over. Plumbing for washing machine. Double glazed windows to the rear and double glazed door out to the yard. Part tiled walls. Under stairs cupboard housing electric meter and consumer unit. Fitted shelves and tiled fireplace.

First Floor

Landing

Stairs to the second floor.

Bedroom 1

Double glazed window to the front and laminate floor. Fitted bedroom furniture including wardrobe, bed base and head board.

Bedroom 2

Double glazed window to the rear. Fitted bedroom furniture including bed base and fitted drawers.

Shower Room

2 piece modern suite in white comprising of pedestal wash hand basin and low level w.c. Walk in shower cubicle having a fold down seat and electric shower unit. Cupboard housing hot water cylinder.

Second Floor

Attic Room

Two Velux windows.

Outside

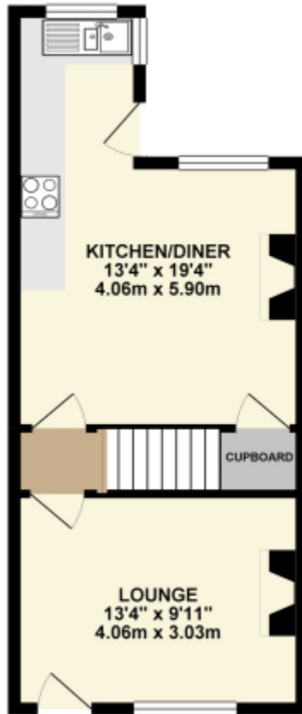
Yard

Enclosed yard to the rear having gated access. Brick and stone boundaries and outhouse.

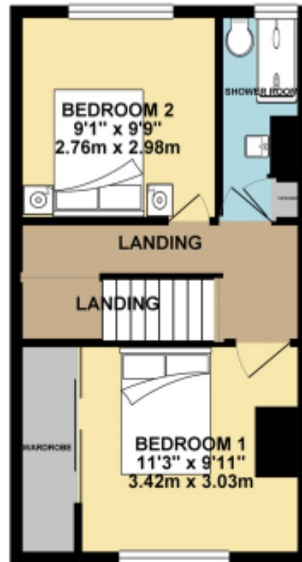


FLOORPLAN

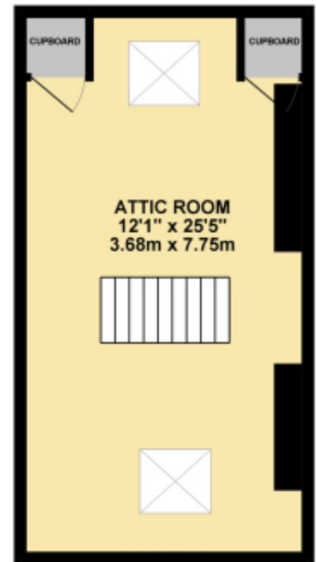
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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