



## 30 Tulyar Court, Bingley, West Yorkshire BD16 3ND

- A stunning & spacious two bedroom middle townhouse
- Wonderful open plan living space with patio doors leading to adjoining enclosed garden
- Delightful quiet courtyard setting within Gilstead
- Allocated parking and delightful enclosed patio & lawn gardens
- A superb range of fixtures and fittings throughout
- Great location close to amenities / access to transport links including Bingley railway station.

**£260,000 Freehold**





## 30 Tulyar Court, Bingley, West Yorkshire BD16 3ND

### DESCRIPTION

This exceptional modern town house was originally constructed by highly regarded local developers Skipton Properties and provides well proportioned two bedroom accommodation arranged over two floors and includes a superb range of fixtures and fittings, neutral decor, gas central heating and double glazing.

The property is ideally placed for an excellent range of localised amenities in Gilstead & Eldwick including the post office, convenience shop, cafe and pharmacy and popular schools. Bingley Town Centre is an approximate five-minute drive away and provides a wider range of facilities including shops, supermarkets, bars and restaurants. The area is further served by well-regarded schools for all ages as well as private nurseries, transport links and leisure facilities.

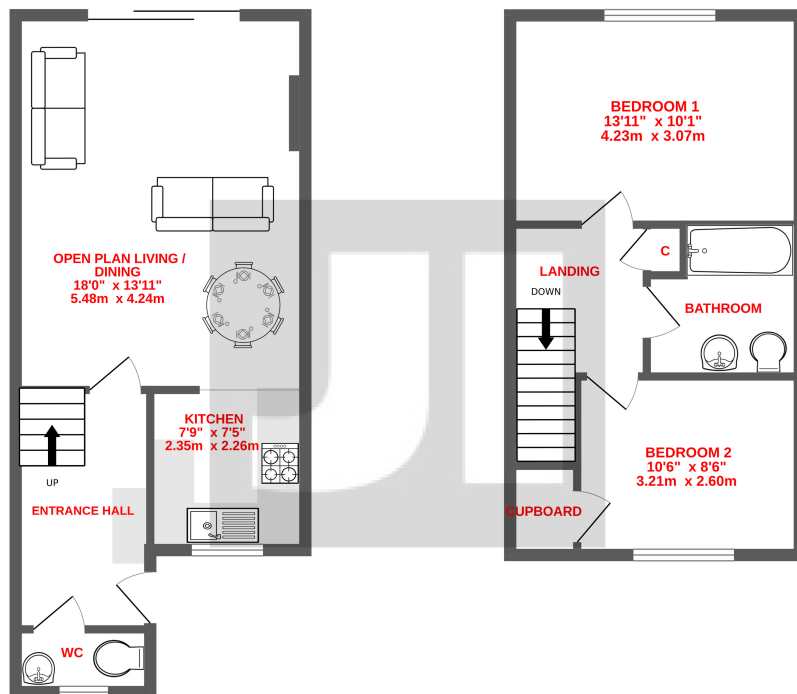
The property is located in this pleasant and well laid out, safe cul de sac courtyard development and the accommodation in brief comprises: Spacious entrance hall with stylish fitted cupboards, ground floor cloakroom w.c, opening up into a very spacious living area combining a beautifully fitted kitchen, dining space and living area with sliding patio doors leading to the adjoining enclosed garden space.

At first floor level there are two double bedrooms, spacious landing with fitted storage cupboard and loft hatch and the house bathroom is fitted with a stylish three piece white suite comprising panelled bath with shower over and glazed screen, matching pedestal wash hand basin and low suite w.c.

Externally the property has allocated parking to the courtyard together with a delightful enclosed rear garden with paved patio seating area and further lawn making a great space for entertaining. There is a further smaller patio garden to the fore with outside tap.

This is a superb home that will appeal to a variety of buyers and is most certainly worthy of further inspection.





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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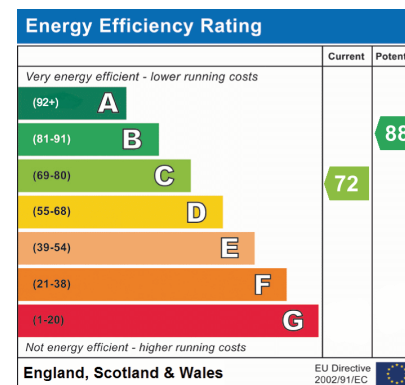
info@jstates.co.uk

### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.