

FOR SALE

£220,000 Freehold



5 Springfield Grove, Bingley, West Yorkshire. BD16 4LP

- Semi Detached - 2 Double Bedrooms
- Gas Central Heating - New Boiler August 2024
- Re-Roofed March 2023 - Lounge - Kitchen/Diner
- Driveway & Gardens
- No Seller Chain - Ideally Placed for Amenities in Bingley



PROPERTY DESCRIPTION

Two bedroom semi detached property situated in a popular area off Park Road in Bingley. Within easy reach of amenities in Bingley Town Centre including the bus and rail network, making the commute into Leeds only an approx 20 minute train journey away. Within the catchment of the well regarded Bingley Grammar and Beckfoot Secondary Schools.

The property benefits from gas central heating with a new boiler installed in August 2024, and was re-roofed in March 2023.

Briefly comprises; entrance, lounge and kitchen/diner to the ground floor. Two double bedrooms and bathroom to the first floor. Outside, the property occupies a cul-de-sac position with gardens to the front and rear with driveway.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band C.

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 16 mbps, Superfast 71 & Ultrafast 1000 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

Double glazed windows to the front and side. Double glazed entrance door. Radiator and stairs to the first floor.

Lounge

Double glazed window to the front, radiator and television point. Double doors into ...

Kitchen/Diner

Range of beech base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Electric oven, gas hob and chimney style extractor hood. Ideal gas boiler and part tiled walls. Double glazed windows to the rear and double glazed door to the side. Radiator and built in shelving. Pantry housing electric meter and consumer unit, shelving and double glazed window to the side.

First Floor

Landing

Double glazed window to the side and access to the loft space via pull down loft ladder. Loft is partly boarded with light.

Double Bedroom 1

Double glazed window to the front, radiator and television point. Walk in wardrobe and fitted shelving.

Double Bedroom 2

Double glazed window to the rear, radiator and television point.

Bathroom

3 piece suite in white comprising of panelled bath having a hand held shower attachment, pedestal wash hand basin and low level w.c. Step in shower cubicle with electric shower over. Heated towel rail, part tiled walls and shaver point. Fitted cabinet and fitted mirror. Double glazed window to the rear.

Outside

Gardens

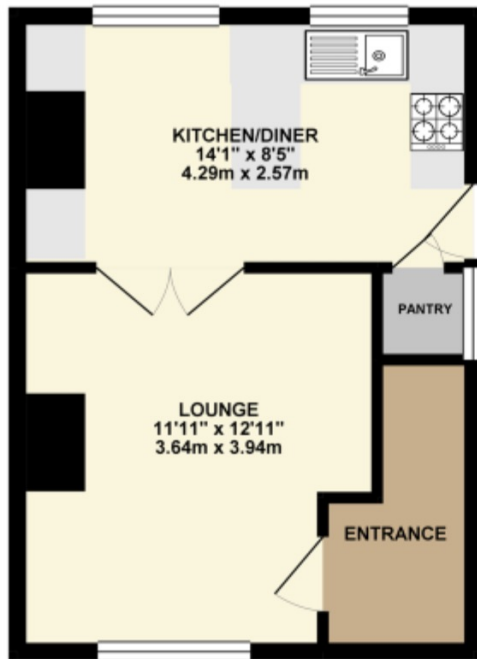
Driveway with gated access to the front. Lawned area with flower, tree and shrub borders.

Gated access to the side leading to mainly laid to lawn south facing garden. Benefiting from sun all day, which is private and not over looked. Hedge and stone boundaries. Shed.

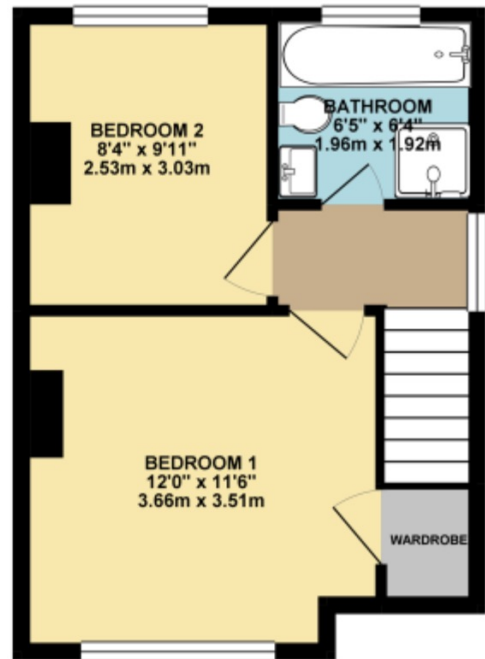


FLOORPLAN & EPC

GROUND FLOOR 323.96 sq. ft.
(30.10 sq. m.)



1ST FLOOR 316.15 sq. ft.
(29.37 sq. m.)



TOTAL FLOOR AREA : 640.11 sq. ft. (59.47 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+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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