

FOR SALE

£425,000 Freehold



## 5 Monk Barn Close, Bingley, West Yorkshire. BD16 4EB

- 4 Bedroom Detached - 2 Reception Rooms
- Large Dining Kitchen - Utility - Downstairs W.C
- Gardens, Driveway & Garage
- Elevated Position - Walking distance of Amenities in Bingley



## PROPERTY DESCRIPTION

---

Well presented four bedroom detached, situated in an elevated position off park Road in Bingley. Within walking distance of amenities in Bingley Town Centre including bus and rail links. Benefiting from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, downstairs w.c, two reception rooms, spacious recently fitted dining kitchen and utility room to the ground floor. Four bedrooms and family bathroom to the first floor. Outside, the property occupies an attractive plot with driveway, single garage and gardens to all sides. Internal viewing is essential to appreciate. Council tax band E.



## ROOM DESCRIPTIONS

---

### Entrance Hall

Double glazed entrance door and window to the front. Feature radiator and stairs to the first floor. Parquet floor.

### Downstairs W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Tiled splash backs and wooden floor. Double glazed window to the front and under stairs cupboard.

### Lounge

Double glazed window to the front having views across the valley. Television point, wall light points and radiator. Cast iron multi fuel stove set on a composite hearth.

### Dining Kitchen

Range of wooden hand painted cream shaker style base and wall units having a complementary wooden work surface over. Belfast sink unit with mixer tap. Integral dishwasher. Integral fridge and freezer. Double glazed windows to the rear and double doors out into the rear garden. Feature radiator.

### Utility Room

Range of wooden hand painted cream shaker style base and wall units having a complementary wooden work surface over. Plumbing for washing machine and space for dryer. Vokera gas boiler. Double glazed window and door to the rear.

### Sitting Room

Double glazed windows to the front and side. Feature radiator.

### First Floor

#### Landing

Double glazed window to the front having panoramic views across the valley. Under eaves storage and cylinder cupboard. Access to the loft space which is boarded has a light and pull down ladder.

#### Bedroom 1

Double glazed window to the front having panoramic views across the valley. Fitted wardrobes and drawers. Radiator.

#### Bedroom 2

Double glazed window to the side and radiator. Fitted wardrobe, cupboards and sink unit.

#### Bedroom 3

Double glazed window to the side, feature radiator and wooden floor.

#### Bedroom 4

Double glazed window to the rear, radiator and vanity sink unit.

### Family Bathroom

3 piece suite in white comprising of 'P' shaped bath having a mains shower over, pedestal wash hand basin and low level w.c. Double glazed window to the rear and part tiled walls.

### Outside

#### Gardens

Tarmac driveway to the front leading to the single garage. Lawned garden to the front with hedge boundaries.

To the rear and side, mainly laid to lawn with patio areas. Hedge and fence boundaries. Outside tap and shed. Mature planting.



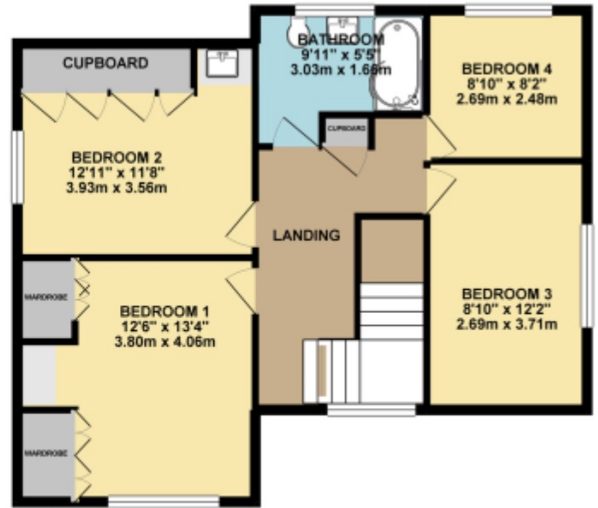
# FLOORPLAN & EPC



GROUND FLOOR



1ST 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.  
Made with Metropix ©2024

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>		<b>80</b>
(55-68)	<b>D</b>	<b>60</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	

Sales Branch  
55, Bingley Road, Shipley, BD18 4SB  
01274 592280  
saltaire@kmmaxfield.com