



# 4 Britannia Street, Bingley. BD16 2NS

- SPACIOUS FOUR BEDROOM, TERRACE HOUSE
- ON THREE FLOORS, GAS C.H.
- FITTED KITCHEN, BATHROOM WITH SHOWER
- SMALL YARD TO REAR, VERY CONVENIENT LOCATION
- FOR SALE £170,000 Council Tax Band 'A' Bradford





## PROPERTY DESCRIPTION

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A SPACIOUS FOUR BEDROOM, TERRACE HOUSE in a very popular and convenient location. Only a short walk to the railway station via a footbridge and ideally positioned for the extensive range of local amenities the town centre of Bingley has to offer. The property benefits from GAS C.H., Double Glazing, FITTED KITCHEN and Bathroom with shower.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Lounge

4.15m x 3.36m (13' 7" x 11' 0") (into alcoves) Entrance door into lounge, High fire surround with electric fire, decorative ceiling cornice, and radiator.

#### Dining Room

4.17m x 4.04m (13' 8" x 13' 3") MAX. with feature fireplace, electric fire, fitted storage unit, radiator and opening through to the kitchen. Also door to a useful cellar area.

#### Kitchen

with range of base and wall units, laminate worktops, inset stainless steel sink and drainer. Gas hob, built in gas oven, plumbing for washing machine.

#### Cellar

There is a large useful cellar.

#### Staircase

to first floor landing area with radiator and spindle balustrade.

### First Floor

#### Bedroom 1

3.79m x 3.40m (12' 5" x 11' 2") a double room to the front, built in wardrobe and decorative fireplace, radiator.

#### Bedroom 2

3.23m x 2.12m (10' 7" x 6' 11") single bedroom to the rear, built in wardrobe, decorative fireplace, and radiator.

#### Bathroom

Three piece white suite incorporating panelled bath with electric shower, low level w.c. and pedestal handbasin. Part tiled, vinyl floor covering and radiator.

#### Staircase

to second floor

### Second Floor

#### Bedroom 3

Attic bedroom with Velux window

#### Bedroom 4

further attic bedroom with Velux window

#### Outside

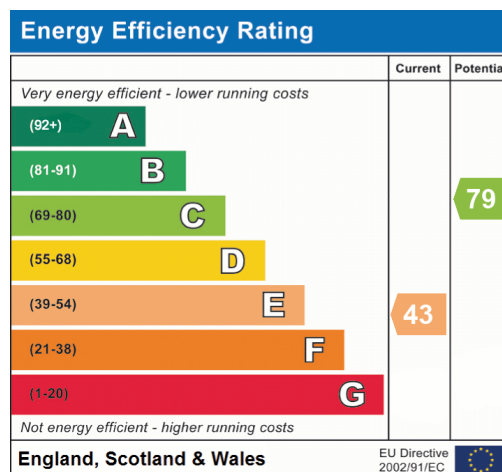
#### Garden/ Yard

small garden area to the front and enclosed yard to rear of the property.



## EPC

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