

REDUCED

£189,950 Freehold



6 Hazelmere Avenue, Bingley, West Yorkshire. BD16 1LY

- Semi Detached - 2 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Kitchen
- Gardens - Single Garage
- Popular Location close to Beckfoot Grammar School
- No Seller Chain



PROPERTY DESCRIPTION

Two bedroom semi detached in a popular location in Bingley, close to Beckfoot Grammar School. Benefiting from gas central heating and UPVC double glazing. Briefly comprises; side porch, hall, spacious lounge with bay window, dining kitchen and utility room to the ground floor. Two double bedrooms and bathroom to the first. Outside, there are gardens front and rear and single garage. No Seller chain, therefore a quick completion can be achieved if necessary. Council tax Band B



ROOM DESCRIPTIONS

Side Porch

Double glazed entrance door and double glazed windows. Courtesy light

Hall

Entrance door, radiator and stairs to the first floor.

Lounge

Double glazed bay window to the front, radiator and picture rail. Tiled fireplace.

Dining Kitchen

Range of cream shaker style base and wall units having a complimentary work surface over. Electric cooker with extractor over. Radiator, laminate floor and stainless steel sink unit with mixer tap. Double glazed double doors and window to the rear. Under stairs cupboard housing consumer unit and built in cupboards and drawers.

Utility

Double glazed window to the front. Stainless steel sink unit, part tiled walls and fitted cupboards. Plumbing for washing machine.

First Floor

Landing

Radiator.

Bedroom 1

Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the rear and radiator. Wardrobes and drawers included.

Bathroom

Victorian style 3 piece suite in white comprising of claw footed free standing bath with shower over, semi pedestal wash hand basin and high flush w.c. Double glazed window to the rear, radiator and built in cupboard.

Outside

Gardens

Gardens to the front with gated access and having hedge and fence boundaries. Tree and shrub borders.

Enclosed garden to the rear having hedge and fence boundaries. Pebbled areas, flower and shrub borders. Boiler store.

Garage

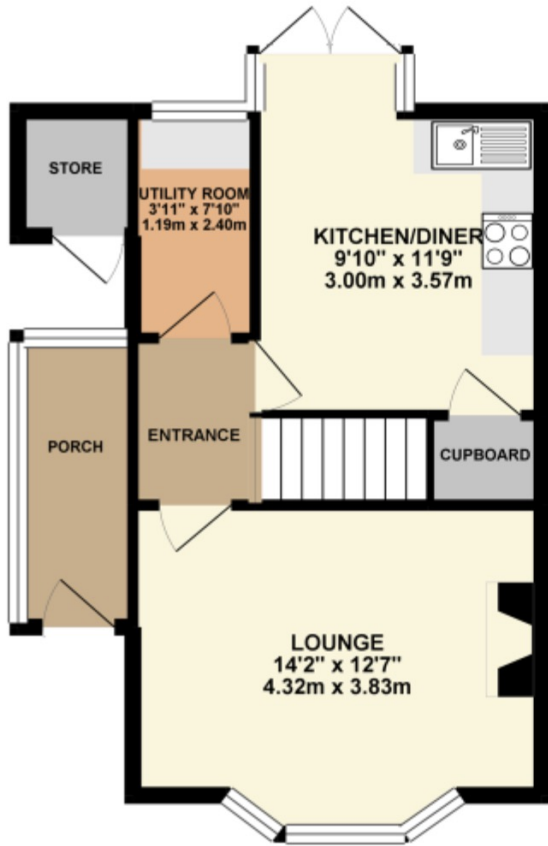
Single garage having an up and over door.



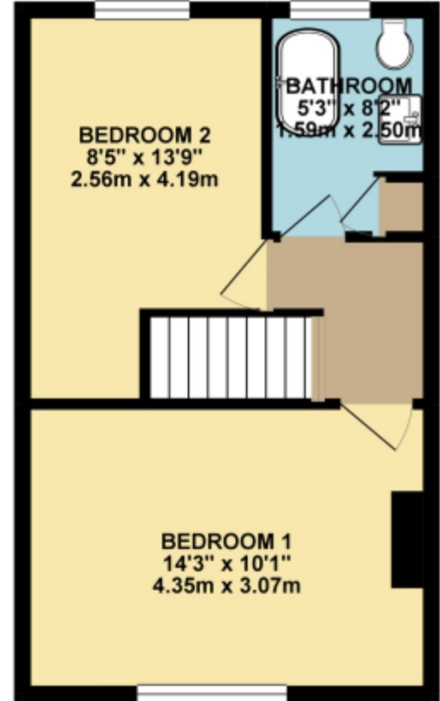
FLOORPLAN & EPC



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(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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