

FOR SALE

£125,000 Leasehold



Flat 56 Millwood, Sycamore Avenue, Bingley, West Yorkshire. BD16 1HQ

- 2 Double Bedroom Apartment - En-Suite Shower Room
- Open Plan Living Kitchen with Juliet Balcony
- Integral Appliances
- Allocated Parking Space & Visitor Parking
- Close to Bingley Town Centre & Bus & Rail Links
- No Seller Chain - Popular Development



PROPERTY DESCRIPTION

Offered for sale with no Seller chain is this two bedroom second floor apartment, situated in a convenient location close to Bingley Town Centre. Ideally placed for amenities including supermarket and Post Office, along with the bus and rail links.

The accommodation briefly comprises; entrance hall, spacious open plan living room that opens into the kitchen with Juliet balcony and integral appliances, two double bedrooms, en-suite shower room and bathroom. Outside, there is a secure inner courtyard with allocated parking space and visitor parking.

Internal viewing is essential to appreciate the size of the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Hall

Entrance door, radiator and storage cupboard housing boiler.

Living Kitchen

Juliet balcony overlooking the inner court yard. Television and radiators. Opening into the kitchen.

Range of cream high gloss base and wall units having a complementary work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Built in washing machine. Built in fridge and freezer. Electric oven, gas hob and extractor hood. Down lighters and under cupboard lighting.

Bedroom 1

Double glazed window over looking the court yard, built in wardrobe and radiator.

En-Suite Shower Room

3 piece suite in white comprising of sink unit and back to wall pan w.c. Step in shower cubicle having a mains shower over. Radiator, part tiled walls and shaver point.

Bedroom 2

Double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising of pedestal wash hand basin, panelled bath and low level w.c. Part tiled walls and tiled floor. Shaver point.

Outside

Allocated parking space and visitor parking.

Agent's Notes:

Please be aware that there is a remainder of a 250 year lease which was created in 2007. The following charges apply:

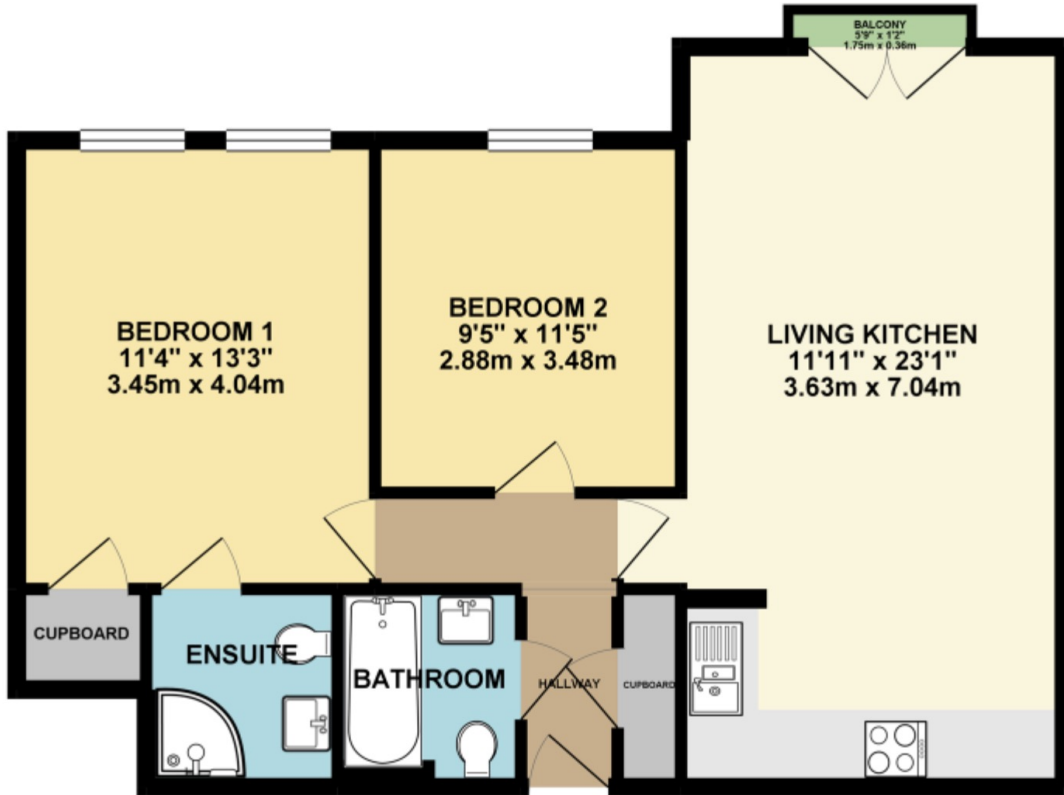
- * Service charge of £????
- * Ground rent of £????
- * Annual buildings insurance £????



FLOORPLAN & EPC



GROUND FLOOR 691.10 sq. ft.
(64.21 sq. m.)



TOTAL FLOOR AREA : 691.10 sq. ft. (64.21 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		
(69-80)	C	80	80
(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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