

FOR SALE

£149,950 Leasehold



## 4 The Green, Bingley, West Yorkshire. BD16 4US

- End Character Cottage Over 1 Level - 1 Double Bedroom
- Gas Central Heating - UPVC Double Glazing
- Open Plan Living - Spacious Living Room
- Modern Kitchen & Bathroom - Mezzanine Level
- Communal Gardens & Parking
- Sought After Location





## PROPERTY DESCRIPTION

Beautifully presented end character cottage situated in a sought after location off Lady Lane in Bingley. Situated next to the prestigious Lady Lane Private School.

Benefiting from gas central heating, UPVC double glazing and modern fixtures and fittings throughout.

Briefly comprises; kitchen opening into the living room, double bedroom and bathroom. There is a mezzanine level accessible from the living room which could have a variety of uses such as home office, or occasional bedroom. Outside, the property occupies an attractive plot overlooking The Mansion complex, which used to be a teacher training college before it was converted into luxury apartments. There is use of the Mansion's communal grounds and has parking.

Internal viewing is essential to appreciate this unique property. Council tax band A. Perfect for First Time Buyers & Investors alike.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 7 mbps, Superfast 80 mbps, Satellite & Cable TV Availability is through BT & Sky. 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

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### Kitchen

Double glazed entrance door. Range of cream base and wall units having a complementary work surface over. Electric oven, electric hob with extractor hood over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Cupboard housing Ideal gas boiler. Opening into ...

### Living Room

UPVC double glazed windows. Radiators, exposed brick walls, television point. Steps up to Mezzanine level. The mezzanine has a Velux window providing extra light.

### Double Bedroom

UPVC double glazed window. Exposed brick wall and radiator.

### Bathroom

3 piece suite in white comprising of bath having a mains shower and fitted shower screen, vanity sink unit and low level w.c. Down lighters, extractor fan. Tiled floor and part tiled walls.

### Outside

This property has use of The Mansion's communal gardens, there is parking provided in front of the property.

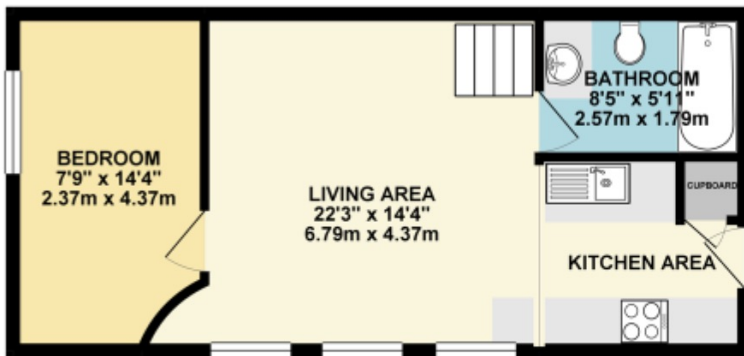
### Agent's Notes:

This property is leasehold and there is a 999 year lease that commenced 19/07/1989. In 2022 the Lady Lane School Management Company was created that looks after the interest in the communal areas that this property is part of. The school runs this and is responsible for 85% of any costs associated with this. This property has 9%, 2 other properties have 3% each. The only communal areas that this covers, is the parking area and a share of the maintenance costs of the communal gardens within The Mansions. The cost of this is £30 a month. The seller arranges his own buildings insurance and there are no other communal areas that this charge covers. For further information, please don't hesitate to contact the office.

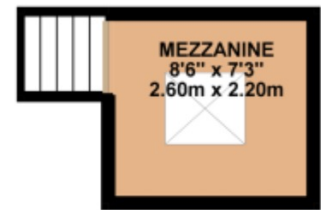


# FLOORPLAN & EPC

GROUND FLOOR 415.83 sq. ft.  
( 38.63 sq. m. )



FIRST FLOOR 77.14 sq. ft.  
( 7.17 sq. m. )



TOTAL FLOOR AREA : 492.97 sq. ft. ( 45.80 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.  
Made with Metropix 60325

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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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