

FOR SALE

Imposing Period House offering sizeable 3 bedroomed accommodation with the advantage of an externally accessible basement workshop/store



ASKING PRICE - £280,000

- **Rare opportunity - sizeable house with workshop/store**
- **Desirable Bingley location virtually adjacent to Leeds Liverpool Canal**
- **Walking distance Town Centre/Railway Station**
- **Recent improvements include new UPVC double glazed windows.**

**BRITANNIA HOUSE, BRITANNIA STREET
BINGLEY, WEST YORKSHIRE, BD16 2NS**

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Location

The property is situated on the eastern fringe of the town. It is virtually adjacent to the Leeds Liverpool Canal. The town centre is within walking distance and offers a range of independent shops, café, pubs and restaurants along with supermarkets and a railway station providing regular services to Leeds, Bradford and Skipton on the Airedale line. The property is well placed for immediate access to the Bingley relief road providing excellent communications throughout Airedale.

Description

The property comprises a period house of double fronted design. It incorporates stone elevations under a pitched roof with natural slate covering. The living accommodation is generous in size and planned across 2 floors. It has recently been improved to include the installation of new UPVC double glazed windows and new guttering.

With external access to the rear there is the benefit of a basement workshop and store area - a rare feature at this price point.

Accommodation

Internal

Ground Floor

Entrance hall 15'3 x 6'3
Living room 15' x 13'4 minimum
Dining room 12'2 x 11'6
Breakfast room/home office 11'5 x 8
Kitchen 6'4 x 5'8
Shower room/utility 10' x 4'9
WC

First Floor

Bedroom 1 15' x 13'6
Bedroom 2 15'2 x 12'5
Bedroom 3 10' x 9'
Bathroom TBC

In all the living accommodation over ground and first floor extends to approximately 1,400 sqft

Basement

Two workshops/store areas

Council Tax

To be confirmed

Asking Price

£280,000

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2814-7000-2724-4805>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.



For identification purposes

Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

