



## Towpath Court

Britannia Wharf, Bingley, BD16 2NP

£650 Per Calendar Month



A nicely presented one bedroom second floor apartment, situated within the popular Towpath Court development, offering well-proportioned accommodation in a highly convenient and attractive setting.

The apartment is well laid out and comprises a bright and comfortable living area, a fitted kitchen with good storage and workspace, a generous double bedroom, and a modern bathroom suite. The property is tastefully decorated throughout and has been well maintained, making it an ideal home for a professional or couple looking for a property they can move straight into.

Towpath Court is well positioned close to the Leeds–Liverpool Canal, offering pleasant walking routes and outdoor space right on the doorstep. Bingley town centre is within easy reach and provides a range of shops, cafés, bars and everyday amenities, along with excellent transport links including Bingley train station, making this an ideal location for commuters to Leeds, Bradford and surrounding areas.

Further benefits include secure communal access, well-kept communal areas, and a peaceful residential environment, while still being close to everything Bingley has to offer.

Early viewing is recommended to appreciate the presentation, location and lifestyle this apartment provides.



## ENTRANCE HALL

With white painted walls, laminate flooring, access to a generous store cupboard or cloakroom, radiator and two light points.

## LIVING/DINING ROOM

With white painted walls, laminate flooring, juliet balcony, two radiators and light point.

## KITCHEN

With part white painted wall, part grey painted wall, laminate flooring, wood effect cupboards, black marble effect worktops, electric oven and hob, extractor fan, washer/dryer and dishwasher, light point.

## BEDROOM

With grey painted walls, cream carpet, radiator and light point.

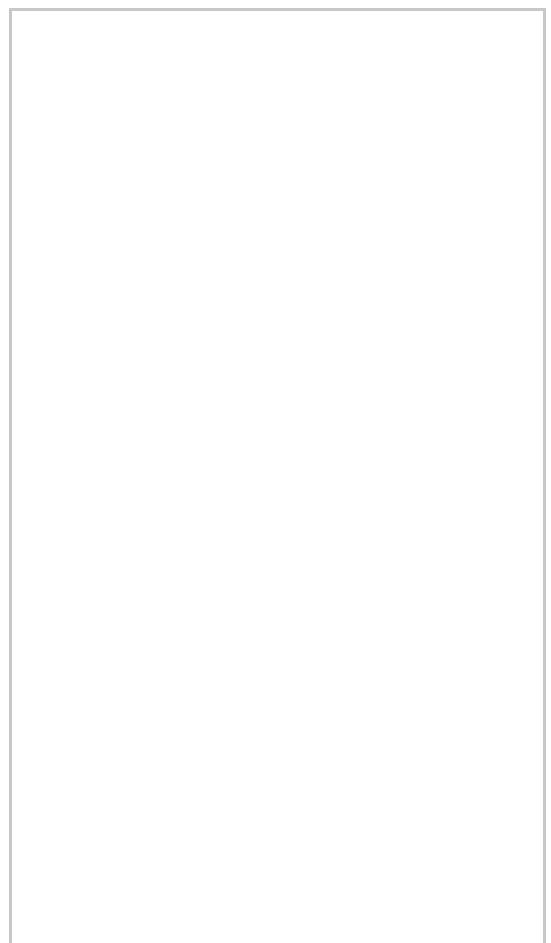
## BATHROOM

With part white painted walls, part grey tiled walls, grey tiled floor, bath with shower over, sink with fitted cupboards and loo in white, white towel ladder and light point.

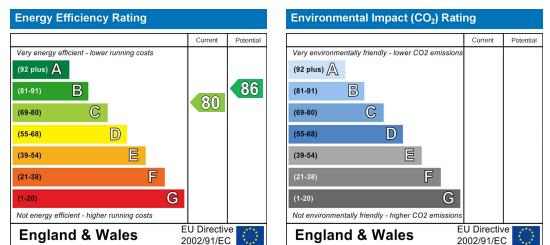
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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