



Airedale Avenue, Bingley

- Two Bedrooms
- Gardens to Front and Rear
- Nearby Bus Stops
- Likely to Appeal to a Variety of Buyers
- EPC Rating
- End Town House
- Well Positioned for Amenities
- Spacious Lounge with Dining Space
- Viewing Advised
- Council Tax Band A

Offers Over £150,000

Tenure: Freehold

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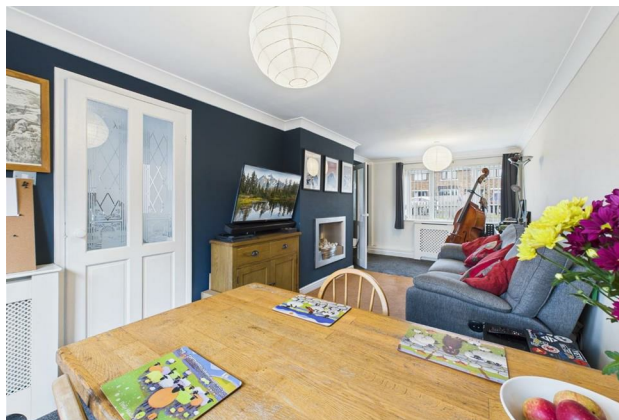
Airedale Avenue, Bingley

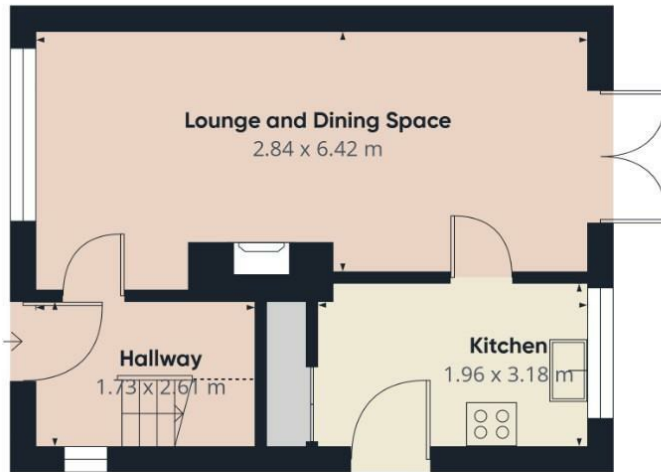
DESCRIPTION

Offering an excellent opportunity for a variety of potential purchasers is a very well presented two bedroom home, situated within a most popular location which is well served by local amenities and transport connections in a well regarded village.

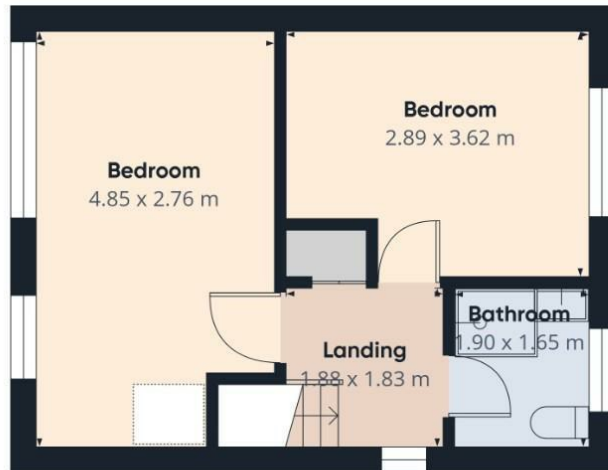
The well established home comprises entrance hall, a spacious lounge with dining space and kitchen with to the ground floor. To the first floor are two bedrooms and house bathroom. Externally are well kept gardens to the front and rear with lawn areas and fence boundaries

Cottingley is a well regarded village on the fringe of Bingley town centre, and is in the catchment for well regarded primary and secondary schools locally it also boasts direct bus services to Bradford interchange from the village centre. Bingley offers many town centre amenities and recreational facilities and direct rail access to Leeds, Bradford and Skipton





Floor 0



Floor 1

Approximate total area⁽¹⁾
58.5 m²

Reduced headroom
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		76	(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

119 Main Street, Bingley, BD16 2HT

Tel: 01274 511 509 Email:

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