



Victoria Street, Bingley

- Stone Built Cottage
- Village Centre Position
- A Comfortable Stroll From the Station at Crossflatts
- One Bedroom
- EPC Rating

- Good Size Attic Space Or Occasional Bedroom
- Chain Free
- Excellent Opportunity
- Viewing Advised
- Council Tax Band

Offers In The Region Of £140,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Victoria Street, Bingley

DESCRIPTION

A chain free opportunity for a variety of potential purchasers to acquire a very nicely presented one bedroom corner cottage in a superb village. Ideally positioned for the village green and other amenities locally, the compact home, will likely appeal to those looking for a good lock up and leave option, a holiday let, or solid buy to let investment.



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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		92	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		(69-80) C	
(55-68) D	59	(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
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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

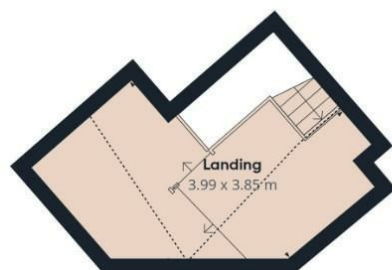
HUNTERS
HERE TO GET *you* THERE



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
41.6 m²
Reduced headroom
8.7 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.

GIRAFFE360

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:
bingley@hunters.com <https://www.hunters.com>

