



Primrose Lane, Bingley

- Forming Part of the Former Titus Salt Estate
- A Superb Home
- Off Street Parking
- Excellent Gardens to Side
- Council Tax Band D
- Historically Significant
- Three Bedrooms
- Garage
- Viewing Essential
- EPC Rating

Asking Price £300,000

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Primrose Lane, Bingley

DESCRIPTION

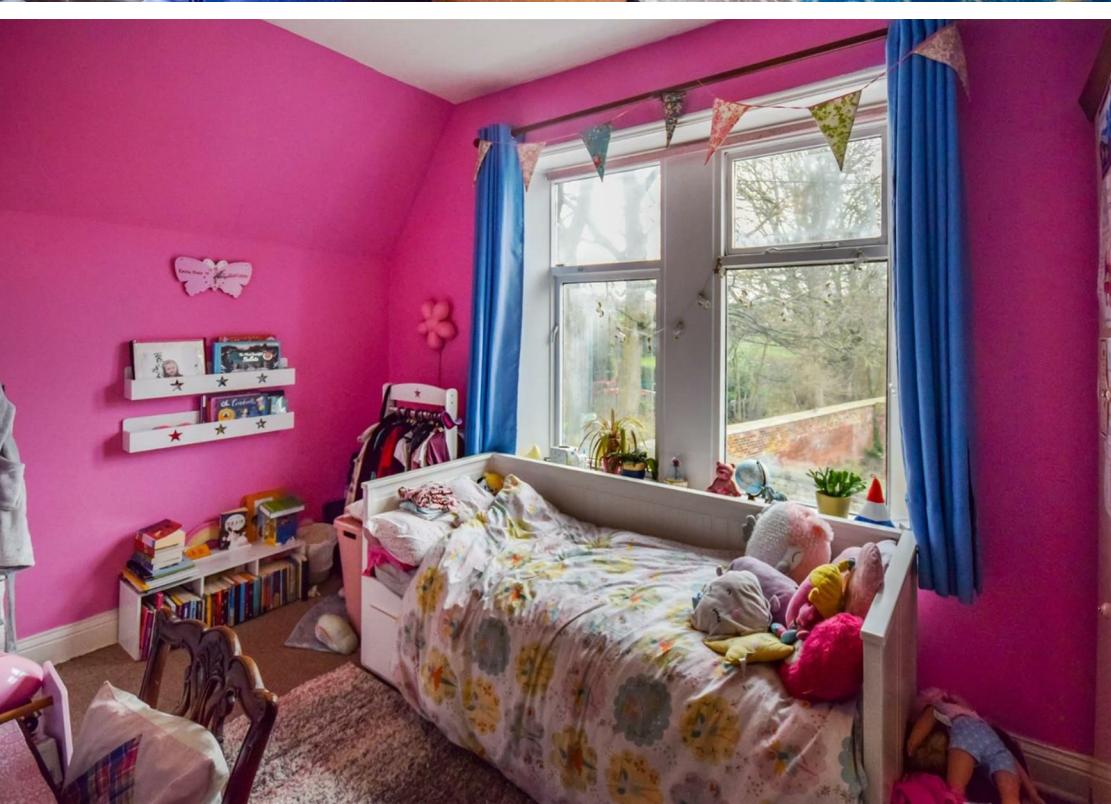
The house has a rich history and formed part of Titus Salt Jr's Milner Field Mansion estate, built in 1871. Primrose Villas, as the group of houses was formerly known, was home to senior members of Salt's staff, such as the butler, housekeeper and gardening staff.

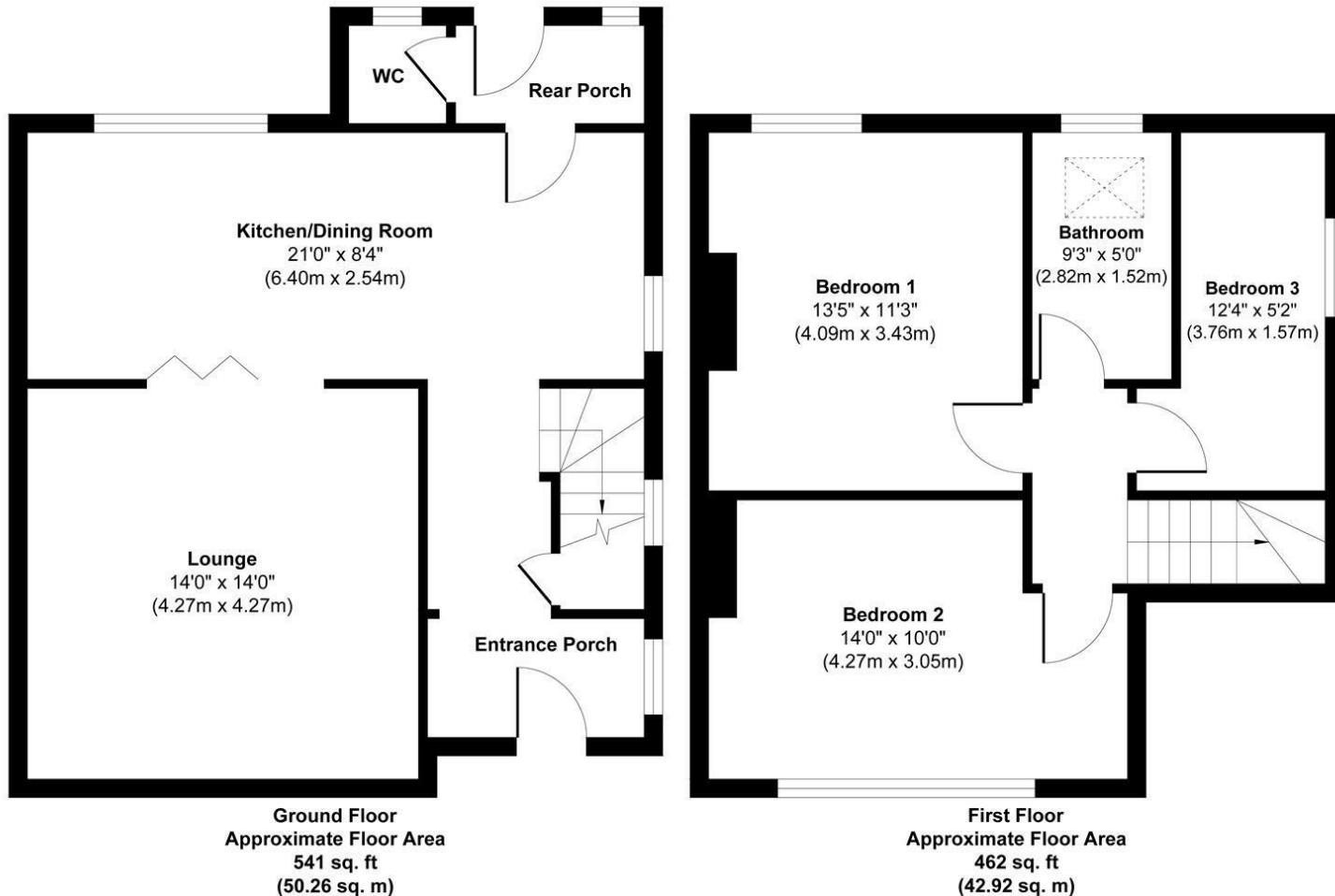
The Milner Field Mansion ruins, which have garnered renewed local interest of late, are situated in nearby Delph Wood, through which access remains to Titus Salt's model village of Saltaire. Indeed, this property remains one of the few lasting legacies of Titus Salt Jr's estate and has been recognised recently by Bingley Town Council as a property of special character.

The superb home which must be viewed to be fully appreciated comprises; entrance hall, lounge with feature wood burner, a well equipped dining kitchen and a rear porch with WC to the ground floor. To the first floor are three bedrooms and the house bathroom. Externally is a well stocked garden to the side and small garden areas to the front and rear. To the side is a summer house which is currently used as the vendor's home office, there is also a detached single garage, and off street parking.

Eldwick and Gilstead are highly sought after residential villages on the periphery of Bingley. Bingley town centre is a short drive away. It offers a broad range of every day amenities, large chain supermarkets, many independent retailers, and superb coffee shops and cafes as well as the station which offers direct rail links to Leeds, Bradford and Skipton.







Produced by Elements Property

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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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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