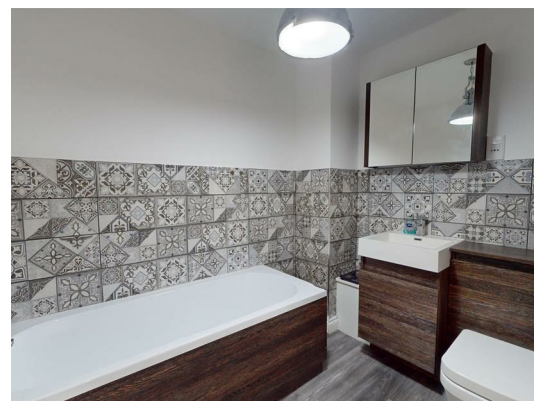




**Flat 31, 5 Merchants Court, Bingley, BD16 1DL**  
**£750**

A splendid and significantly improved 3rd floor apartment in a popular location close to the centre of Bingley providing access to numerous amenities and well connected road and rail links.





Positioned on the top (3rd) floor of this exclusive development, internal viewing is essential to appreciate the quality of finish and exceptionally spacious room sizes which make this property such an attractive proposition for a wide range of potential tenants. The apartment is well presented with impressive fixtures and fittings throughout. Briefly comprising of an entrance hallway, open plan lounge/kitchen diner, two double bedrooms, one en-suite and a house bathroom. Externally there is a pleasant outlook and an allocated parking space.

#### EPC RATING - C

#### COUNCIL TAX BAND - B

#### COMMUNAL ENTRANCE

Secure communal entrance with stairs to the apartment.

#### ENTRANCE HALLWAY

Electric wall heater, a useful storage cupboard and loft access.

#### LOUNGE/DINING KITCHEN

A fabulous open plan space ideal for a growing family and entertaining guests the space can comfortably accommodate large sofas and a dining table in addition to the well fitted kitchen which has fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Electric oven with ceramic hob and extractor fan over. Plumbing for a washing machine and dishwasher. The room has two electric wall heaters and two double glazed windows.

#### BEDROOM

Double bedroom with an electric wall heater and a double glazed window.

#### EN-SUITE

Modern fitted en-suite with a low flush W.c and hand wash basin set within a combination vanity unit. Shower housed within a glass screened cubicle. Heated towel rail, part tiling to the walls and vinyl flooring.

#### BEDROOM

Double bedroom with an electric wall heater and a double glazed window.

#### BATHROOM

Another quality fitted suite again with a W.c and hand wash basin combination vanity unit and a bath with chrome effect taps. Heated towel rail part tiling to the walls and vinyl flooring.

#### EXTERNAL

The property has an allocated parking space.

