



# Davies Properties



## 26 Long Lane

Harden, Bingley, BD16 1HP

Price £170,000



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Situated in the heart of the desirable village of Harden, this delightful end-terrace property offers well-presented accommodation ideal for first-time buyers, downsizers, or investors alike.

The ground floor features a welcoming entrance porch leading into a bright and spacious open-plan living and dining area, perfect for modern living and entertaining. The well-equipped kitchen sits to the rear, completing the ground floor accommodation.

Upstairs, there are two good-sized bedrooms and a bathroom. Outside, the property enjoys a small garden to the front with a pathway leading to a pleasant rear garden, ideal for relaxing or outdoor dining. Two off-road parking spaces add to the convenience.

Further benefits include double glazing and gas central heating throughout. Located close to the local primary school and on a regular bus route to Bingley and beyond, this home offers a great blend of village charm and accessibility.

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

## GROUND FLOOR

### Entrance Porch

Featuring a composite entrance door, tiled flooring, and a double-glazed wood-framed window.

### Living Room

11'7" x 13'7" (3.53m x 4.14m)

Including a wood-framed double-glazed window to the front elevation, a central heating radiator, an electric fire with an attractive surround, and a useful under-stairs storage cupboard.

### Dining Room

6'0" x 9'2" (1.83m x 2.79m)

Featuring a sliding patio door providing access to the rear garden and a central heating radiator.

### Kitchen

5'1" x 9'1" (1.55m x 2.77m)

Fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks, incorporating an integrated single electric oven with gas hob and recirculating extractor hood above. Includes a stainless steel sink, wall-mounted combi boiler, plumbing for a washing machine, tiled flooring, recessed ceiling spotlights, and a wood-framed double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

Featuring access to the loft via a hatch.

### Bedroom 1

11'9" x 9'7" (3.58m x 2.92m)

Including a uPVC double-glazed window to the front elevation, a central heating radiator, built-in wardrobes, and a useful storage cupboard over the bulkhead.

### Bedroom 2

11'10" x 6'5" (3.61m x 1.96m)

Featuring a wood-framed double-glazed window to the rear elevation, a central heating radiator, and built-in wardrobes.

### Bathroom

5'5" x 6'5" (1.65m x 1.96m)

Fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash basin, and WC. Includes a uPVC double-glazed window to the side elevation, tiled flooring, majority tiled walls, and a central heating radiator.

### EXTERIOR

The front garden features a mature shrub with a pebbled surface and a pathway leading to the front door. A pebbled path continues along the side of the property to the enclosed rear garden, which is attractively flagged and provides an ideal space to sit

out and enjoy a morning coffee. The property also benefits from two designated off-road parking spaces.

### ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Council Tax Band: B

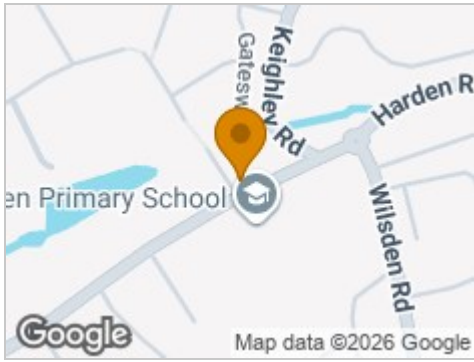
~ Parking: 2 designated parking spaces

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.



## Road Map



## Hybrid Map



## Terrain Map

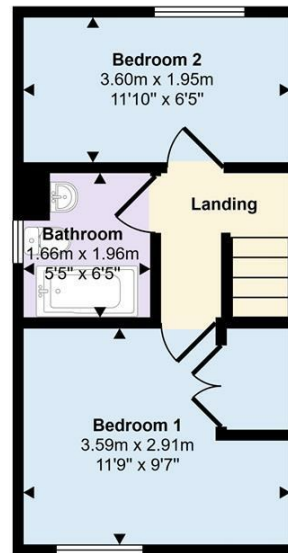


## Floor Plan

Approx Gross Internal Area  
52 sq m / 561 sq ft



Ground Floor  
Approx 27 sq m / 286 sq ft



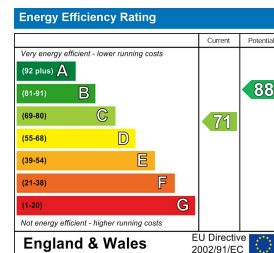
First Floor  
Approx 26 sq m / 275 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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