



Ivy House, Crownest Road, Bingley

£289,950

- * IMPOSING VICTORIAN TERRACE * THREE/FOUR BEDROOMS * TWO/THREE RECEPTION ROOMS *
- * OVER FOUR FLOORS * WELL PRESENTED * MODERN KITCHEN * TWO BATH/SHOWER ROOMS *
- * PERIOD FEATURES * PATIO GARDEN * MUST BE VIEWED *

Located close to Bingley town centre and offering 'ready to move into' accommodation, is this delightful three/four bedroom Victorian terrace.

The spacious property benefits from gas central heating, double glazing and briefly comprises reception hall, lounge, sitting room and shower room. The lower ground floor has a fitted dining kitchen and a fourth bedroom/second reception room.

The first floor has two bedrooms and to the second floor there is a master bedroom and a stunning house bathroom.

To the outside there is a lovely patio garden.

Viewing is highly recommended.





Entrance

Sitting Room

13'5" x 12'8" (4.09m x 3.86m)

Having an open cast iron fire in ornate marble fireplace surround, picture rail, corniced ceiling, radiator.

Shower Room

Three piece modern white suite, part tiled walls and heated towel rail.

Lounge

15'6" x 11'8" (4.72m x 3.56m)

With cast iron feature fireplace, radiator.

Lower Floor

Kitchen

13'2" x 9'8" (4.01m x 2.95m)

Modern cream fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric double oven and hob, integral fridge, freezer and dishwasher.

Bedroom Four / Reception Room Two

12'5" x 13'2" (3.78m x 4.01m)

With radiator and store cupboard.

First Floor Landing

With radiator.

Bedroom Two

12'3" x 9'11" (3.73m x 3.02m)

With modern fitted wardrobes and radiator.

Bedroom Three

15'6" x 9'10" (4.72m x 3.00m)

With modern fitted wardrobes and radiator.

Second Floor

Bedroom One

13'6" x 12'8" (4.11m x 3.86m)

With fitted wardrobes, cast iron feature fireplace, radiator.





Bathroom

Four piece modern white suite comprising roll top bath, shower cubicle, low suite wc, hand basin, part tiled walls and heated towel rail.

Exterior

To the outside there is a lovely patio garden to the front and side.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the right onto Town Ln, at the junction at Thackley Corner turn left onto Leeds Rd/A657, continue to follow A657 for 2.7 miles, use any lane to turn right onto Bingley Rd/A650, continue to follow A650 for 1 mile, at the roundabout take the 2nd exit onto Sir Fred Hoyle Wy/A650, after 1 mile take the exit towards Eldwick/Gilstead/Bingley, turn right onto Ferncliffe Rd, left onto Crownest Rd and Ivy House will shortly be seen displayed via our For Sale board.

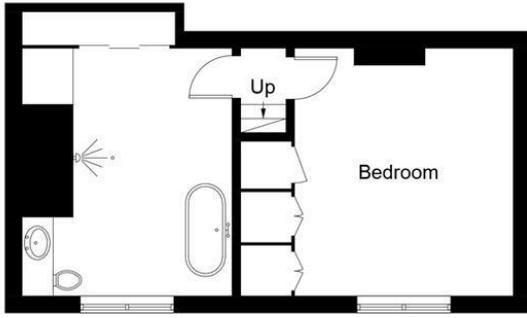
PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

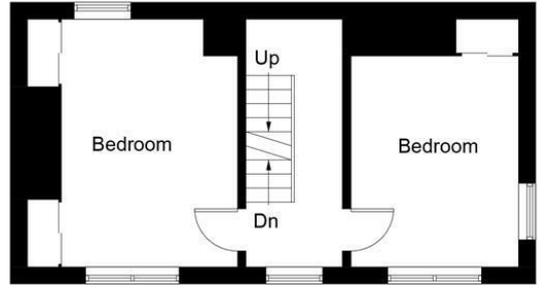


Ivy House, BD16

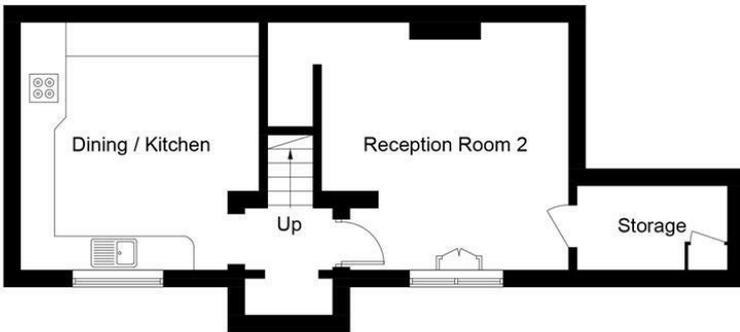
Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft



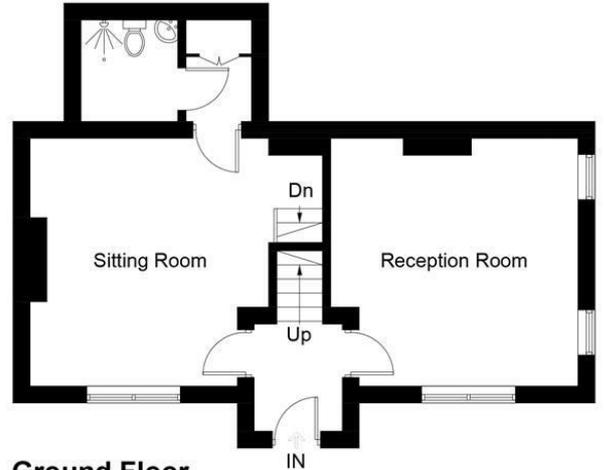
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID871245)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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