



River Walk, Millgate,
Bingley, BD16 2JW
£105,000

2 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

Enjoy apartment living but still retain good access to the popular village of Bingley with all the amenities and transport links that it provides. This two bedroom apartment is accessed through a communal area with a lift to all floors, the accommodation is located on the second floor and offers two bedrooms one currently used as a second reception room, open plan living area with kitchen and a recently fitted shower room. The property has views over the river, has the use of communal area's and benefits from private parking. Viewing highly recommended.

Bingley is a very sought after town steeped in history and is surrounded by quaint villages which architecturally haven't been altered for hundreds of years. Bingley houses several Ofsted 'outstanding' schools and attracts a wide range of residents, ranging from first time buyers looking to get on the property market in an area which typically holds its value very well all the way to families and elderly buyers looking for that Yorkshire country lifestyle without having to go too far from the city.

Entrance Hallway

Providing access to all rooms.

Kitchen/Diner/Lounge

Flexible open plan living space, currently used as a kitchen diner, would also lend itself to a kitchen/lounge with riverside views. Fully fitted with a range of wall, drawer and base units, electric oven, hob, and plumbing for washing machine.

Living Room/Bedroom Two

Originally the second bedroom, the current vendor is using the this room as a lounge, with two double glazed windows taking full advantage of the views of the river.

Bedroom One

Double bedroom, fitted with a range of bedroom furniture including wardrobes and overhead cupboards, double glazed window and central heating radiator.

Shower Room

Fitted to a high specification this modern shower room comprises of walk in shower, vanity unit housing hand wash basin with waterfall tap, WC and built in storage.

Externally

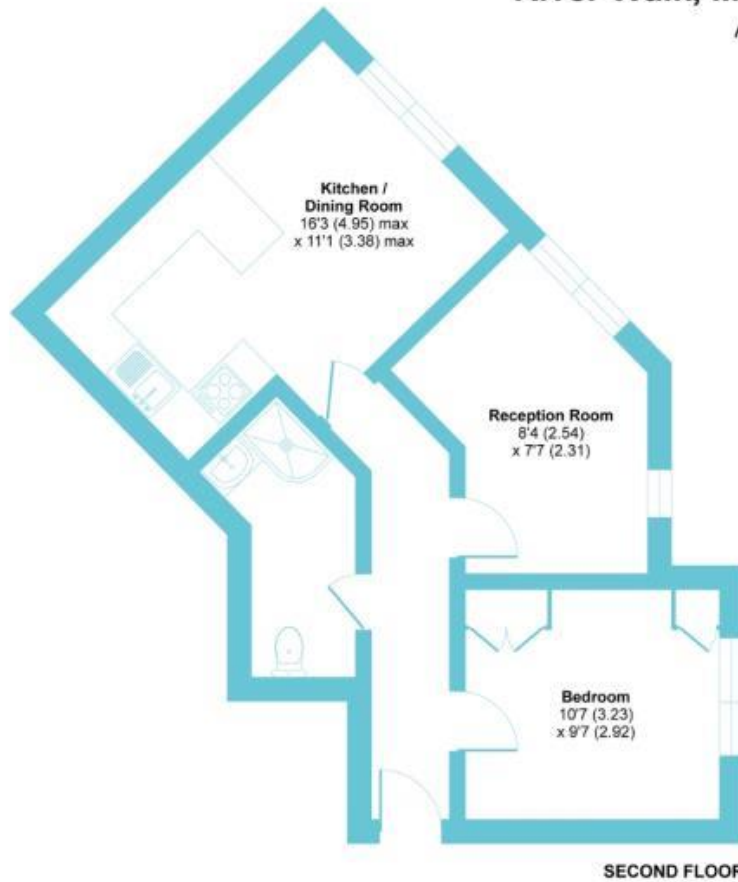
The apartment benefits from parking and additional visitor parking is available.



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Approximate Area = 511 sq ft / 47 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linley & Simpson. REF: 763165

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.