



Whitney's  
ESTATE AGENTS LTD  
Established 1947



## 13 Priestley Hall

Lady Park Avenue, Bingley, West Yorkshire, BD16 4UB

Offers In Region Of  
**£149,950**

# Property Features

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- VACANT POSSESSION
- SPACIOUS FIRST FLOOR APARTMENT
- SOME UPDATE REQUIRED
- STUNNING VIEWS
- ALLOCATED PARKING
- LARGE LOUNGE
- KITCHEN
- THREE BEDROOMS MAIN WITH EN-SUITE
- THREE PIECE BATHROOM
- SUDG WINDOWS & CENTRAL HEATING

## Full Description

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**\*\*VACANT POSSESSION\*\*** Very spacious First Floor Apartment in need of some updated situated within the sought after Lady Park Avenue Development within close proximity to Bingley and offering regular bus routes, Bingley Train Station with excellent rail links to Bradford, Leeds, & Skipton, shops and supermarkets. Briefly comprising of Large Lounge, Kitchen, Three Bedrooms main with en-suite and Three Piece Bathroom. Allocated Parking. Well tended communal gardens. Stunning views.

### ENTRANCE

Via secure communal side entrance door with ornate stairway to first floor and entrance door to apartment and inner hall.

### INNER HALL

Spacious hall with doors to all rooms.

### LOUNGE

21' 6" x 18' 4" (6.55m x 5.59m)

UPVC bay window with distant views. Wall mounted gas fire. Ornate ceiling cornice. Three central heating radiators.

### KITCHEN

9' 2" x 8' 4" (2.79m x 2.54m)

UPVC window. Wall and base units with matching work surfaces. Inset sink with mixer tap. Inset eye level double oven and gas hob.

### BEDROOM ONE

11' 5" x 10' 8" (3.48m x 3.25m)

UPVC window. Central heating radiator. Door to en-suite.



#### EN-SUITE

7' 9" x 6' 6" (2.36m x 1.98m)

UPVC widow. Fully tiled en-suite bathroom comprising of bath, hand wash basin and wc. Central heating radiator.

#### BEDROOM TWO

12' 0" x 8' 5" (3.66m x 2.57m)

UPVC window. Central heating radiator.

#### BEDROOM THREE

11' 8" x 8' 8" (3.56m x 2.64m)

UPVC window. Central heating radiator.

#### BATHROOM

8' 4" x 5' 4" (2.54m x 1.63m)

UPBV window. Three piece suite comprising of bath, hand wash basin and wc. Complementary tiling. Central heating radiator.

#### EXTERIOR

Communal gardens. Allocated parking. superb views.

### PROPERTY DIRECTIONS:

From Centre of Bingley turn right on to Park Road and continue along this road and turn left into Lady Lane and continue along this road and take your third right College Road and Lady Park Avenue is on your right.

### PURCHASE DETAILS:


*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

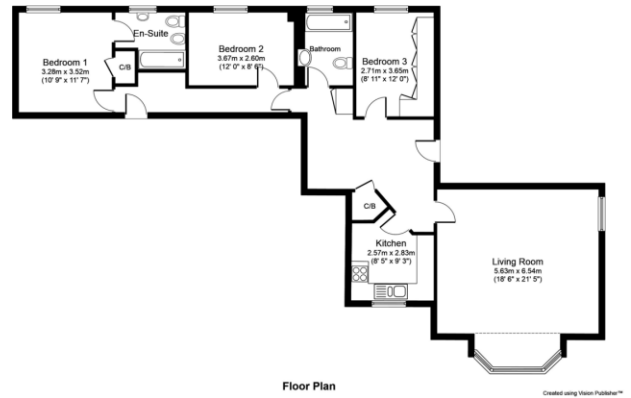
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements